

TOWN OF WETHERSFIELD

Planning and Zoning Commission



SUBDIVISION REGULATIONS

EFFECTIVE DATE: MARCH 16, 1955

Last Revised: August 15, 2012

HISTORY:

- The Wethersfield Zoning Commission adopted zoning regulations on May 24, 1926.
- The Wethersfield Town Plan Commission adopted subdivision regulations on March 16, 1955.
- The Town Planning Commission adopted comprehensive amendments to the subdivision regulations and adopted Public Improvement Standards on July 2, 1962.
- The Wethersfield Zoning and Town Plan Commissions were combined and the Wethersfield Planning and Zoning Commission were created in July 1965.
- The Town Planning and Zoning Commission readopted subdivision regulations on July 26, 1965.

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Table of Contents

Article I: Purpose and Definitions

143-1 Purpose.....	5
143-2 Definitions.....	5

Article II: General Requirements for the Subdivision and Resubdivision of Land

143-3 Approval Required.....	8
143-4 Effect on Existing Streets.....	8
143-5 Extension of Public Water.....	8
143-6 Street Specifications.....	8
143-7 Land to be Usable for Building Purposes.....	9
143-8 Sidewalks.....	9
143-9 Water and Drainage Provisions.....	9
143-10 Street Lighting.....	9
143-11 Erosion and Sedimentation Control.....	10
143-12 Passive Solar Energy.....	10
143-13 Sanitary Sewage Disposal.....	10
143-14 Public Open Spaces.....	10
143-15 Open Space Development District.....	11
143-16 Reserved Strips.....	12
143-17 Natural Features.....	12
143-18: Reduction of Lot Sizes in Subdivisions.....	12

Article III: Application Procedures and Plan Requirements

143-19 Applicant to be Familiar with Regulations and Pre Application Review.....	13
143-20 Application Submission Requirements.....	13
143-21 Application Fee.....	14
143-22 Subdivisions Within Inland Wetlands and Flood Zones.....	14
143-23 Public Hearing and Public Notice.....	14
143-24 Erosion and Sedimentation Control.....	15

143-25 Erosion and Sedimentation Control Plan to be Certified; Inspections.....	16
143-26 Subdivision Plan Requirements.....	16
143-27 Public Improvement and Utilities Map.....	17
143-28 Drainage Analysis Maps.....	17
143-29 Consideration and Approval of Plans.....	17
143-30 Final Approved Subdivision Plan and Conditional Approval.....	18
143-31 Submission to Town Attorney; Signing by Commission Chairman.....	19
143-32 Filing of Approved Plan.....	20
143-33 Time Extensions and Time Limitations.....	20
143-34 Security for Completion of Improvements and Financial Guarantees.....	20
Article IV: Improvements	
143-35 Street Layout.....	23
143-36 Lot Layout.....	24
143-37 Trees and Planting.....	24
143-38 Construction of Improvements.....	24
Article V: Modifications	
143-39 Waivers and Modifications.....	25
Article VI: Enforcement, Validity, Repeal	
143-40 Enforcement.....	26
143-41 Validity.....	26
143-42 Regulations Repealed.....	26
Article VII: Design and Construction Standards for Public Improvements	
143-43 Data Required to be Furnished for the Subdivision of Land.....	27
A. Subdivision Plan.....	27
B. Public Utilities and Improvements Plan.....	28
143-44 Construction of Streets, Curbs, Gutters, and Sidewalks.....	28
143-45 Construction of Storm Drainage Lines and Structures.....	29

Appendices

A. History of Regulation Amendments.....	32
B. Standard Details.....	34
Drawing No. 1 Primary Street.....	34
Drawing No. 2 Secondary Street.....	34
Drawing No. 3 Curbing and Sidewalks.....	35
Drawing No. 4 Type “C” Catch Basin.....	35
Drawing No. 5 Type “C-L” Catch Basin.....	36
Drawing No. 6 Manhole.....	36
Drawing No. 7 Standard Endwall.....	37
Drawing No. 8 Footing Endwall.....	37
Drawing No. 9 Wing Type Endwall.....	38
Drawing No. 10 Underdrains.....	38
Drawing No. 11 Ditches and Channels Slope Protection.....	39

ARTICLE I

Purpose and Definitions

§ 143-1. Purpose. (Created 7-2-62) (Amended 8-15-12)

For the purpose of providing for the orderly growth of the Town of Wethersfield and establishing standards for the design and construction of streets and improvements in new subdivisions and in accordance with the provisions of Section 8-25 of the General Statutes of the State of Connecticut, the Planning and Zoning Commission of the Town of Wethersfield hereby adopts the following regulations for the subdivision of land which became effective on March 16, 1955 for the following specific purposes (Amended 8-15-12):

- A. Ensuring that the land to be subdivided shall be of such character that it can be used for building purposes without danger to health or public safety;
- B. Providing for the orderly development of the Town in accordance with the Town's current Plan of Conservation and Development;
- C. Providing for design and construction standards for water, drainage and sewage including the upgrading of any downstream drainage structures
- D. Providing for fire protection, electricity, telephone, cable and other utilities;
- E. Protecting areas contiguous to brooks, rivers or other bodies of water subject to flooding, that proper provision shall be made for protective flood control measures;
- F. Ensuring that proposed streets are in harmony with existing and proposed thoroughfares, especially in regard to safe intersections with such thoroughfares;
- G. Requiring the provision of open spaces, parks, and playgrounds;
- H. Ensuring that public utilities and services are provided in a sufficient and satisfactory manner;
- I. Requiring that streets shall be graded and improved;
- J. Providing for a safe and convenient system of roads for existing and future traffic; That proper provision is made for an adequate and convenient system for present and prospective traffic needs, with particular regard to the avoidance of congestion in the streets and highways, and safe pedestrian traffic movement, and that adequate access to properties for fire-fighting apparatus and other emergency vehicles can be provided;
- K. Requiring that proper provision be made for soil erosion and sediment control;
- L. Encouraging energy efficient patterns of development and land use, the use of solar and other renewable forms of energy, and that energy conservation is considered;
- M. Requiring the use of passive solar energy techniques;
- N. Providing for cluster development, where appropriate;
- O. Requiring that adequate security be given to assure completion and installation of streets, improvements, utilities and services. (all subsections amended 8-15-12)

§ 143-2. Definitions. (Created 3-16-55)

For the purpose of interpretation and enforcement of these regulations, certain words contained herein shall be defined as follows:

Applicant – Person, or the successor of the person, signing an application for approval of a subdivision or resubdivision plan as the owner of the land which is the subject of such application, or the agent of such owner that has signed the subdivision application. (Amended 8-15-12)

Application – The maps, forms, reports, application and fees submitted for the approval of a proposed subdivision or resubdivision as required by Section 143-20. (Amended 8-15-12)

CGS - Connecticut General Statutes as may be amended from time to time. (Amended 8-15-12)

Commission - The Planning and Zoning Commission of the Town of Wethersfield. (Amended 7-2-62) (Amended 7-26-65)

Conditional Subdivision Approval - Subdivision approval granted by the Commission without bonding, in accordance with

§143-30 of these Regulations which requires the completion and filing of all plans, maps, and documents, with the exception of a financial guarantee for construction of public improvements. Such financial guarantee shall be required prior to final subdivision approval. (Amended 8-15-12)

Council -The Town Council of the Town of Wethersfield, CT. (Amended 8-15-12)

Cul-de-sac - A dead-end street with turnaround. (Amended 8-15-12)

Disturbed area - An area where the ground cover is destroyed or removed, leaving the land subject to accelerated erosion. (Amended 8-15-12)

Driveway - A narrow stretch with a smoothed or paved surface, made for traveling by motor vehicle, etc., between two or more points leading from a street or other thoroughfare to a building, house, garage, etc. (Amended 8-15-12)

Easement - A written authorization, duly recorded in the Land Records of the Town, for a specific purpose or purposes, which one person or agency may have in a designated portion of land of another. (Amended 8-15-12)

Engineer or Town Engineer – The Licensed Professional Engineer of the Town of Wethersfield acting personally or through any assistants authorized in writing for such acts by the Engineer, who represents the Commission in the implementation of its regulations. (Amended 8-15-12)

Engineering Division - The Engineering Division of the Town of Wethersfield. (Amended 7-26-65) (Amended 7-8-66)

Erosion and Sedimentation Control Plan - A plan which sets forth measures to be undertaken for the control of erosion and sedimentation, to include, but not be limited to, drawings and descriptions sufficient in detail to establish clearly the location of areas to be stripped of vegetation and other proposed or unprotected areas; schedule of operations, including starting and completion dates for each major development phase, such as land clearing and grading, streets, sidewalks, utility and storm drainage installations, and the like; seeding, sodding or revegetation plans and specifications for all unprotected or unvegetated areas; location and design of all structural sediment control measures, debris basins and the like; timing of all planned sediment control measures; and general information relating to the implementation and maintenance of the sedimentation control measures. (Amended 8-15-12)

Final subdivision approval - Shall mean subdivision approval granted by the Commission with bonding, in accordance with Section 143-32 of these Regulations. (Amended 8-15-12)

Financial Guarantee - A type of surety or collateral posted by the applicant which guarantees that all required subdivision improvements shall be completed in accordance with the approved plans and these Regulations. (Amended 8-15-12)

Plan of Conservation and Development – A plan for guiding the development of Wethersfield which has been adopted by the Commission, in accordance with Section 8-23 of the Connecticut General Statutes. (Amended 8-15-12)

Planning Department – The Planning and Economic Development Department of the Town of Wethersfield. (Amended 8-15-12)

Resubdivision - A change in a map of an approved or recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map, (b) affects any area reserved thereon for public use or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map. (Amended 5-31-68) (Amended 4-25-69) (Amended 8-15-12)

Street - Includes and means streets, avenues, lanes or any right-of-way dedicated or used for the purpose of public travel and, for the purpose of these regulations, shall meet the minimum requirements set forth in § 143-6. (Amended 7-2-62) (Amended 10-7-69) (Amended 1-7-86)

Subdivider - The owner of record at the time of filing of an approved subdivision plan or the person holding an option to

purchase such land or an agreement to purchase such land. (Amended 7-2-62) (Amended 4-25-69)

Subdivision - The division of a tract or parcel of land into three (3) or more parts or lots made subsequent to the adoption of subdivision regulations by the Commission on March 16, 1955 for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation or agricultural purposes, and includes resubdivision. (Amended 4-25-69) (Amended 6-18-90) (Amended 8-15-12)

Town Planner - The planner who represents the Commission in the implementation of its Regulations. (Amended 8-15-12)

ARTICLE II

General Requirements for the Subdivision and Resubdivision of Land

§ 143-3. Approval Required. (Created 3-16-55) (Amended 8-15-12)

- A. No subdivision or resubdivision of land shall be made and no land in any subdivision or resubdivision shall be sold or offered for sale, no street or utility construction shall be started, nor shall any building permit be granted within such subdivision or resubdivision until final approval has been granted by the Commission and has been filed in the office of the Town Clerk or until a financial guarantee has been filed for the unfinished improvements. (Amended 7-2-62) (Amended 8-15-12)
- B. It is illegal for any person, firm, corporation or agent to sell or offer for sale any lot within a subdivision, until the applicant's plan has obtained a vote of approval from the Commission, appropriate signatures endorsing such plan have been obtained, and the signed plan has been recorded in the office of the Town Clerk within the prescribed filing period. Any person, firm, corporation or agent that sells or offers for sale any lot within a subdivision prior to final filing shall be fined five hundred dollars (\$500.00) for each lot sold or offered for sale. (Amended 8-15-12)

§ 143-4. Effect on Existing Streets. (Created 7-2-62) (Amended 8-15-12)

- A. Where a subdivider of land proposes building lots on an existing approved Town road, or where the tract of land to be subdivided presently receives storm water drainage from an existing Town road or watercourse, it will be the responsibility of the developer to provide an approved storm water drainage system suitable to give the existing Town street and adjacent lots of the proposed subdivision proper drainage. (Amended 8-15-12)
- B. Where the proposed subdivision abuts an existing town street which does not have the minimum right-of-way width required in these regulations, the applicant shall convey to the Town sufficient land along such road as to permit its widening to conform to Town standards. The applicant shall also convey any necessary drainage easement or sloping rights necessary to improve the road to town road standards. (Amended 8-15-12)

§ 143-5. Extension of Public Water. (Created 3-16-55)

The Commission shall require extension of public water to all subdivisions and shall require connection of all proposed dwellings. (Amended 7-2-62) (Amended 1-18-74) (Amended 8-15-12)

§ 143-6. Street Specifications. (Created 3-16-55)

For the purpose of these regulations, streets shall meet the following minimum requirements:

- A. The layout of the street right-of-way shall have been approved by the Planning and Zoning Commission and shall have at least one (1) intersection with another town street or state highway. (Amended 7-8-66)
- B. The street right-of-way shall have a minimum width of fifty (50) feet for Secondary streets and sixty (60) feet for Primary streets. (Amended 10-7-69) (Amended 1-7-86) (Amended 8-15-12)
- C. The street shall be one that is not under consideration for discontinuance or realignment by the authority having jurisdiction. (Amended 7-8-66)
- D. The street alignment and grades shall be in harmony with existing and proposed streets and the plan of conservation and development of the town and shall conform substantially to these regulations. (Amended 7-8-66) (Amended 8-15-12)
- E. Street construction (sub base and base courses) shall be sufficient to carry safely and adequately potential future traffic computed on the basis of land areas to be served and population density based on zoning requirements. (Amended 7-26-65)
- F. Storm drainage disposal shall be adequate for present uses, and additional storm drainage created by new subdivisions shall not increase the town's obligation for additional storm drainage disposal on existing streets or

other private or public lands. (Amended 7-26-65)

- G. State highways shall be considered to meet the above standards. (Amended 7-26-65)
- H. No subdivision containing a provision for private streets shall be approved. (Amended 10-7-69) (Amended 1-7-86)
- I. The travelled portion of the right of way shall be constructed to a width of thirty (30) feet between curbs for a Secondary Street and to a width of forty (40) feet for Primary streets. (Amended 8-15-12)

§ 143-7. Land to be Usable for Building Purposes. (Created 3-16-55)

All land to be subdivided shall be, or shall be capable of being properly changed, in the judgment of the Commission, to such a character that it can be used for building purposes without danger to public health or safety or to the environment. Land subject to periodic flooding, poor drainage or other hazardous conditions shall not be subdivided. Land with inadequate capacity for sanitary sewage disposal shall not be subdivided unless connected to public sewers. Plans for the subdivision of land shall conform to all ordinances and regulations of the Town of Wethersfield, the Town plan of conservation and development, as may be amended, and all applicable state laws and regulations. (Amended 7-2-62) (Amended 6-18-74) (Amended 1-30-78) (Amended 1-7-86) (Amended 8-15-12)

§ 143-8. Sidewalks. (Created 3-16-55)

Provision shall be made for sidewalks in all subdivisions. Construction of sidewalks is required on the subdivision side of existing streets without sidewalks and on both sides of new subdivision streets, except that no sidewalk will be required on permanent dead end streets less than six hundred (600) feet in total length as measured from the street line of the intersecting street to the center of the cul-de-sac. (Amended 7-2-62) (Amended 10-7-69) (Amended 6-16-72) (Amended 1-7-86)

§ 143-9. Water and Drainage Provisions. (Created 3-16-55)

- A. All subdivisions shall make adequate provisions for water supply (both for domestic and for fire-fighting purposes), hydrants, storm water and sanitary sewage disposal and required utilities and improvements. All utilities shall be installed underground. All underground utilities shall be installed within the right-of-way according to specifications outlined in these regulations and as provided for in Article VII 144 and 145, Design and Construction Standards for Public Improvements, and in accordance with the typical standard details of the Engineering Division of the Town of Wethersfield. Conduits, wires, etc., for all underground utilities, whether for immediate or future use, shall be installed during the construction of the roadway. (Amended 7-2-62) (Amended 1-18-74) (Amended 3-7-75) (Amended 8-15-12)
- B. In subdivisions to which underground utilities are to be furnished from a public source, all necessary mains, branch offsets to each lot and fire hydrants shall be installed by the subdivider, as approved by the corporation or municipal department having jurisdiction, and to the satisfaction of the recognized authorities of the town and without expense to the town. (Amended 7-2-62) (Amended 1-18-74)
- C. An adequate subsurface storm water drainage system for the entire subdivision area shall be provided, unless in the judgment of the Commission, the natural topography and/or easy access to natural watercourses makes storm drainage unnecessary. Storm drainage shall be carried to existing watercourses or connect to existing storm drains and shall conform to the town's overall storm drainage plans. (Amended 7-2-62) (Amended 1-18-74)
- D. The applicant's Professional Engineer may be required by the Town Engineer to determine the effect of each proposed subdivision on the existing downstream drainage facilities outside the area of the subdivision. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility during a fifty (50) year storm, the Commission shall not approve the subdivision until the applicant has made such provision for the improvement of such potential condition as the Commission deems reasonable to require. (Amended 8-15-12)

§ 143-10. Street Lighting. (Created 3-7-75)

A complete street lighting system, including excavations, cable, poles and fixtures approved by the operating utility company

and Town Engineer, shall be installed without cost to the town. All costs relating to the installation of this system, including all energy charges incurred until the acceptance of the public utilities and improvements by the Town Council, shall be those of the developer. Street lights shall be energized prior to street acceptance where, in the opinion of the town, they are required for reasons of safety. The developer shall make arrangements with the utility company to have all street light costs charged at the overhead rate. (Amended 1-7-86) (Amended 8-15-12)

§ 143-11. Erosion and Sedimentation Control. (Created 1-7-86)

An erosion and sedimentation control plan shall be submitted as part of any application for subdivision where the disturbed area of development is cumulatively more than one-half (1/2) acre. Such plan shall show proper measures to control erosion and reduce sedimentation as set forth in the Connecticut Guidelines for Soil Erosion and Sediment Control, published by the Connecticut Council on Soil and Water Conservation, May 2002, DEP Bulletin 34 as may be amended, and the specific requirements of § 143-24. (Amended 8-15-12)

§ 143-12. Passive Solar Energy. (Created 1-7-86)

A plan of subdivision shall make provision for use of passive solar energy techniques or demonstrate that such techniques have been considered in the development of the plan. Site design techniques for passive solar energy use shall include but not be limited to: house orientation, street and lot layout, vegetation, natural and man-made topographical features and protection of solar access within the development. To verify that the site design techniques as outlined above were considered in the subdivision design layout and implemented where feasible, the subdivision plans shall be accompanied by a site plan showing the site design techniques as stated above and a written narrative report explaining how passive solar energy techniques were considered, and if applicable applied to the subdivision, which would not significantly increase the cost of the housing to the buyer, after tax credits, subsidies and exemptions. "Passive solar energy techniques" means site design techniques which maximize solar heat gain, minimize heat loss and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural ventilation during the cooling season. This plan and narrative shall be prepared by a licensed engineer, architect or landscape architect. (Amended 8-15-12)

§ 143-13. Sanitary Sewage Disposal (Created 3-16-55)

- A. The subdivider shall install a complete sanitary sewer system under the supervision of the Metropolitan District Commission. (Amended 7-2-62) (Amended 1-18-74)
- B. The subdivider shall install laterals from the sewer in the street to the street property line of each building lot. (Amended 1-18-74)
- C. Any habitable buildings constructed in the subdivision shall have house connections installed and shall have such connections extended inside the building. (Amended 1-18-74)

§ 143.14. Public Open Spaces. (Created 3-16-55)

- A. A subdivision of any tract or parcel of land containing ten (10) acres or more shall provide public open space for parks and playgrounds or for conservation, in places deemed proper by the Commission, at the proportionate rate of one (1) acre for twenty-five (25) families, except when additional open space is required as provided in § 143-15 in the Open Space Development District and;
 - 1. Where a subdivision containing less than fifteen (15) acres of land is located less than one-half (1/2) mile from and readily accessible to public open space reserved for such purposes and where there are no brooks, streams or other natural features requiring preservation in open space, the Commission may waive this requirement. (Amended 7-2-62) (Amended 10-6-64) (Amended 1-18-74) (Amended 8-15-12)
- B. When only a part of such tract is to be developed immediately and the subdivider shall agree to dedicate an area of land in the undeveloped portion of such tract equal to the requirements for open space in the developed portion and shall grant to the town an option to accept such dedication when such undeveloped portion is hereafter subdivided, then the Commission may waive the requirements for immediate provisions of open space in a subdivision which is a part of a larger tract of land. (Amended 7-2-62) (Amended 8-15-12)

- C. Such open spaces shall abut or have direct access to a public street through a right-of-way dedicated to public use. The right-of-way shall not be included in the required playground area, shall be at least fifteen (15) feet wide and shall be graded in a manner suitable for foot and vehicle traffic, with a maximum grade of twelve percent (12%). (Amended 7-2-62) (Amended 8-15-12)
- D. When a property line of a subdivision abuts an existing public open space, the Commission may require the new public open space lines to form a continuation of the existing area to provide a single large unified area. (Amended 7-2-62)
- E. No required public open space shall abut any town boundary line of the Town of Wethersfield. (Amended 7-2-62)
- F. Required public open space shall be contained in a rectangle whose average greatest dimension is not more than three (3) times its lesser dimension wherever possible. (Amended 7-2-62) (Amended 10-6-64)
- G. Any subdivision or resubdivision application which requires a provision for public or private open space under the terms of this section shall contain a site improvement plan for such public or private open space, and such plan shall be subject to the approval of the Commission. (Amended 4-25-69)
- H. Except as otherwise permitted, in writing, by the Commission, there shall be no depositing, dumping or storage of waste or other natural or man-made materials, supplies or equipment on any subdivision land designated as open space. No work nor removal nor filling shall be done nor shall the existing natural characteristics of open space land be altered from its original condition until a site improvement plan, prepared by a competent professional person, shall have been approved by the Commission. (Amended 4-25-69)
- I. Land to be used as public or private open space shall be left in condition for the purpose intended. Undesirable growth and debris shall be removed from all such areas. Wooded and brook areas should be left natural, where appropriate. Open space shall be graded to properly dispose of surface water and shall be seeded in a manner directed by the Commission. (Amended 7-2-62) (Amended 4-25-69)
- J. Any security deposit or bond for the completion of work shown on the public utilities and improvement plan shall also be available for completion of public or private open space requirements in the event of a default of performance by the subdivider or his successor. (Amended 4-25-69)

§ 143-15. Open Space Development District-Open Space. (Created 10-6-64)

- A. In addition to land designated by the Commission as parks and playgrounds under § 143-14, a subdivision plan submitted under the Open Space Development District regulations shall provide additional land dedicated for parks and playgrounds, or conservation in places deemed proper by the Commission. (Amended 8-15-12)
- B. The purposes of such open space are to provide, through the design and layout of streets, lots and open spaces: (Amended 7-8-66)
 - 1. Conservation and improvement of natural features, farm land and green areas, including areas along roads, the banks of rivers, streams and lakes and ridgetops to provide visual barriers to restrict urban sprawl. (Amended 8-15-12)
 - 2. Provision, in appropriate areas of population concentration, of areas of land for active recreational use.
 - 3. Retention of fish and wildlife refuge areas and nature observation areas; protection of the quality of water bodies.
 - 4. Protection of natural drainage ways and floodwater retention areas.
 - 5. The provision of adequate controls to assure the permanence of open space use in areas so designated, through public acquisition or by easement or other suitable type of agreement.
- C. Such areas shall contain not less than ten percent (10%) of the gross area of the subdivision, and the proposed use thereof, whether public or private, shall be stipulated on the subdivision plan.

- D. Such area, where approved by the Commission, may be retained in private ownership, in which case the use of the open space shall not be prohibited to any residents of the subdivision. (Amended 7-8-66)
- E. Where private ownership of open space may be approved by the Commission, such open space along watercourses and water bodies shall be subject to easements to the town to permit maintenance to preserve storm water flow. (Amended 7-8-66)
- F. No single area required above shall contain less than one (1) acre except that where, in the judgment of the Commission, a smaller area is appropriate to a particular subdivision and provides for the most desirable subdivision of land.
- G. No subdivision containing a provision for private open space shall be approved unless restrictive covenants burdening all the related land in the subdivision have been approved by the Commission, and the approved subdivision map shall not be released by the Commission for filing with the Town Clerk unless such approved restrictive covenants are filed simultaneously with the subdivision map and unless such restrictive covenants have priority over all other interests in the land not specifically excused by the Commission. (Amended 4-25-69)
- H. In order to verify that the restrictive covenants referred to in Subsection G are not subordinate to any unexcused encumbrances, the subdivider shall provide a certificate of title signed by an attorney and dated as of the date of filing of such restrictive covenants. (Amended 4-25-69)

§ 143-16. Reserved Strips. (Created 7-2-62)

No privately owned reserved strips will be permitted which control access to land dedicated to public use or which may be so dedicated or which limit or control development potential of or access to private lands. (Amended 1-7-86)

§ 143-17. Natural Features. (Created 7-2-62)

Due regard shall be given to the preservation and potential enhancement of existing natural features, large trees, scenic points and other assets of a community nature:

- A. By avoiding excessive cuts, fills and regrading which result in potential soil erosion, tree and other vegetation removal, and disturbance to water resources. (Amended 8-15-12)
- B. By maintaining water courses and wetlands in their natural location and avoiding relocation of and encroachment thereon. (Amended 8-15-12)
- C. By retention and protection of large specimen trees and forested areas. (Amended 8-15-12)

§ 143-18. Reduction of Lot Sizes in Subdivisions. (Created 7-2-62)

Where the total of lots under separate ownership and lots occupied by buildings is greater than eighty percent (80%) of the original number of lots in a subdivision, no plan of resubdivision that results in a lot size substantially smaller than the typical lot originally established shall be approved except by a two-thirds (2/3) affirmative vote of the Commission. (Amended 4-25-69) (Amended 8-15-12)

Article III

Application Procedures and Plan Requirements

§ 143-19. Applicant to be Familiar with Regulations and Pre-Application Review. (Created 3-16-55)

- A. Before submitting a proposal for the subdivision of land, the applicant shall familiarize himself with these regulations and with any existing or proposed plans of the Commission or other town authorities in the neighborhood of the land to be subdivided that will have an influence on the street and/or lot layout and the installation of utilities and storm drainage. (Amended 7-2-62) (Amended 8-15-12)
- B. To expedite the technical review of proposed subdivision applications and in order to eliminate conflict or misunderstanding during the later stages of the subdivision application process, the Commission has established the following pre-application review process for prospective applicants: (Amended 8-15-12)
 1. The prospective applicant for subdivision may schedule a pre-application meeting with the Town Planner or designee to discuss the requirements for the following, but not limited to: the general layout of streets and lots, the reservation of land, street improvements, drainage, soil conditions, special flood hazard areas, wetlands, sewerage, water, fire protection, other community services and facilities, and the availability of existing services. The Town Planner shall review the application and confer with the applicant to ensure that the applicant understands the requirements of these Regulations and understands the application submittal requirements. (Amended 8-15-12)
 2. A prospective applicant may also request a pre-application review with the Commission prior to the submission of an application. The prospective applicant may submit a preliminary subdivision map showing sufficient information to enable the Commission to undertake a general review under the standards of these regulations. The preliminary plan, at a scale no greater than 1" equals 100', should generally show proposed lots, easements, roads, open spaces, drainage, contours at ten foot intervals, soil types from available sources, wetlands as mapped by a certified soil scientist, general location of ledge rock, plot plan information, utilities, location map, and other information pertinent to the subdivision. Concept sketches showing other alternative layouts may also be submitted. To be placed on the agenda of the Commission's next regularly scheduled meeting, a completed pre-application form is required for review of a preliminary subdivision plan; however, no fee is required. The pre-application subdivision application and sixteen (16) copies of the plans must be received at least ten (10) days prior to the meeting. The preliminary map shall be a tentative proposal to be used for the sole purpose of clarifying and guiding the design of a subdivision map to be later submitted with a formal application, and shall not be construed to constitute an application for approval within the meaning of the Connecticut General Statutes. The Commission may review a preliminary subdivision map, along with any other relevant comments, at a meeting and advise the prospective applicant of its comments and suggestions, if any, for changes. Such comments and suggestions shall be purely advisory in nature and shall not bind either the Commission or the prospective applicant. The Commission's comments and suggestions shall in no way be deemed or construed to imply approval or denial or to indicate any predisposition on the part of the Commission with respect to the proposed activity. (Amended 8-15-12)
 3. Nothing herein shall be construed to require an applicant to submit to Pre-Application Review, or to prevent an applicant from presenting plans and documentation in greater detail and containing more information to the Commission, its staff, or other public agencies or officials. (Amended 8-15-12)

§ 143-20. Application Submission Requirements. (Created 7-2 -62)

- A. A proposal for the subdivision of land shall include all maps, plans, documents and data required by these regulations and shall be submitted on an application form provided by the Town and shall include all fees required by these regulations or any applicable Town ordinance. Subdivision applications shall be submitted to the Commission at the Planning Department Office not less than fourteen (14) days prior to a regularly scheduled meeting to allow staff sufficient time to review applications for completeness. (Amended 8-15-12)

- B. The date of receipt shall be considered to be the date of the next regularly scheduled meeting of the Commission immediately following the day of submission of the application to the Planning Department, or thirty-five (35) days after such submission, whichever is sooner. (Amended 7-8-66) (Amended 6-18-90) (Amended 8-15-12)
- C. The Planning Department shall transmit all applications to the Commission for its official receipt and formal consideration at its next regularly scheduled meeting. At this meeting staff will report if all application requirements have been met in order to determine if the application is complete. An application will be considered complete when an application form, fee, maps and other materials conforming substantially to the requirements have been received. Incomplete applications shall be received by the Commission, but failure to submit a complete application may be cause for a delay in the processing of the application or disapproval for lack of information. (Amended 8-15-12)

§ 143-21. Application Fee. (Created 3-16-55)

- A. The fee for each application shall be as prescribed by the latest fee ordinance as established by the Town Council. (Amended 10-23-78) (Amended 8-15-12)
- B. Filing fees shall be amended from time to time by resolution of the Town Council to defray the actual cost of processing the application. All required fees shall be made payable to "The Town of Wethersfield." (Amended 8-15-12)
- C. In addition, an applicant whose application is deemed to involve an extraordinarily large, complex or significant development shall be subject to the additional fees authorized by Chapter 100 of the Town of Wethersfield Municipal Code. (Amended 8-15-12)

§ 143-22. Subdivisions Within Inland Wetlands and Flood Zones (Created 10-23-78)

- A. An applicant with a subdivision involving land regulated as an inland wetland or watercourse shall file an application with the Commission after, or at the same time as an application to the Inland Wetlands and Watercourses Commission (IWWC). The Planning and Zoning Commission shall give due consideration to any report filed with it by the Inland Wetlands and Watercourses Commission prior to rendering a decision on such application. (Amended 8-15-12)
- B. When an application involves activity regulated in a Flood Zone, areas streamward of established local encroachment lines, areas which lie at or below the limits of the one hundred (100) year flood level as defined by the Federal Emergency Management Agency Flood Insurance Study, effective September 26, 2008 or as amended, an application shall be submitted to the Inland Wetlands and Watercourses Commission prior to, or concurrently with, any application to the Planning and Zoning Commission. (Amended 8-15-12)

§ 143-23. Public Hearing and Public Notice. (Created 3-16-55)

- A. The Commission may hold a public hearing regarding any subdivision proposal if, in its judgment, the specific circumstances require such action. No plan of resubdivision shall be acted upon by the Commission without a public hearing. (Amended 7-2-62)
- B. Whenever a subdivision of land is planned, the area of which will abut or include land in an adjoining municipality, the commission shall, before approving the plan, give written notice of such subdivision plan to the regional planning agency of the region in which it or the other municipality is located. Such notice shall be made by certified mail return receipt requested, or by electronic mail address designated by the regional planning agency on the agency's Internet web site for receipt of such notice, not later than thirty (30) days before the public hearing to be held in relation thereto. If such notice is sent by electronic mail and the Commission does not receive an electronic mail message from a regional planning agency confirming receipt of such notice, then not later than twenty-five days before the public hearing, the planning commission shall also send such notice by certified. A regional planning agency receiving such notice shall, at or before the hearing report to each such Commission and to the

proponent of such subdivision on its findings on the intermunicipal aspects of the proposed subdivision, including street layout, storm drainage, sewer and water service and such other matters as it considers appropriate. If such report of a regional planning agency is not submitted, at or before the hearing, it shall be presumed that such agency does not disapprove of the proposed subdivision. The report of such regional planning agency shall be purely advisory. (Amended 8-15-12)

- C. The applicant shall mail by certificate of mail, return receipt requested, on a form provided by the Town, notice to all owners of land within three hundred (300) feet of the tract of land that is the subject of the application not less than ten (10) days prior to the hearing date. The owners and their addresses shall be determined from the latest real estate list of the Town in the Tax Assessor's Office from a list which shall be provided by the Town. The applicant shall submit the following information to the Planning Department at least five (5) days prior to the date of the hearing:

1. evidence of the required mailing in the form of U.S. Postal Service Certificates of Mailing, and
2. a copy of the notification form which was mailed to the land owners.

If a planned community and/or other common interest ownership community such as a condominium complex is included as one of the properties located within three hundred (300) feet of the subject property, the president of the condominium association or the property management company shall be sent the public hearing notice in lieu of all of the owners. (Amended 8-15-12)

- D. No public hearing shall be conducted on any application unless the required notices have been mailed in accordance with these regulations. (Amended 8-15-12)
- E. Applicants should be aware that, in advance of a public hearing before the Commission, they will be required to comply with specific site posting requirements, available from the Department of Planning. The subdivider shall pay a deposit to the Town for a subdivision notification sign and post the sign on the property at least ten (10) days prior to the date of the hearing. The applicant shall place a sign on the affected property which can be seen from all abutting streets. The sign to be placed at or near street line or traveled way or in such other location shall be clearly visible to the general public. The sign shall remain on the property up to and including the date of the hearing and any continuations thereof. The deposit shall be returned to the subdivider after the subdivision notification sign is returned to the Town. (Amended 8-15-12)
- F. No public hearing shall be conducted on any application unless the required sign has been posted in accordance with these regulations. (Amended 8-15-12)

§ 143-24. Erosion and Sedimentation Control. (Created 1-7-86)

A plan for erosion and sedimentation control shall contain but not be limited to:

- A. A narrative describing:
1. The development.
 2. The schedule for grading and construction activities, including:
 - (a) The start and completion dates.
 - (b) The sequence of grading and construction activities.
 - (c) The sequence for installation and/or application of soil erosion and sedimentation control measures.
 - (d) The sequence for final stabilization of the project site.
 3. The design criteria for proposed soil erosion and sedimentation control measures and storm water management facilities.
 4. The construction details for proposed soil erosion and sedimentation control measures and storm water management facilities.
 5. The installation and/or application procedures for proposed soil erosion and sedimentation control measures and storm water management facilities.

6. The operations and maintenance program for proposed soil erosion and sedimentation control measures and storm water management facilities.
- B. A Site Plan Map at a sufficient scale to show the following:
1. The location of the proposed development and adjacent properties.
 2. The existing and proposed topography, including soil types, wetlands, watercourses and water bodies.
 3. The existing structures on the project site, if any.
 4. The proposed area alterations, including cleared, excavated, filled or graded areas and proposed structures, utilities, roads and, if applicable, new property lines.
 5. The location of and design details for all proposed soil erosion and sedimentation control measures and storm water management facilities.
 6. The sequence of grading and construction activities.
 7. The sequence for installation and/or application of soil erosion and sedimentation control measures and stormwater management facilities. (Amended 8-15-12)
 8. The sequence for final stabilization of the development site.
- C. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

§ 143-25. Erosion and Sedimentation Control Plan to be Certified; Inspections. (Created 1-7-86)

- A. Where an erosion and sedimentation control plan is required, no building permits may be issued and no site work may be started unless and until the erosion and sedimentation control plan is certified by the Inland Wetlands and Watercourses Commission (IWWC) of the Town of Wethersfield. Certification shall be based upon compliance with the principles, minimum standards and methods as set forth in the Connecticut Guidelines for Soil Erosion and Sediment Control, published by the Connecticut Council on Soil and Water Conservation, May 2002, DEP Bulletin 34 as may be amended, as judged appropriate by the Inland Wetlands and Watercourses Commission. The IWWC may refer an erosion and sedimentation control plan to the Hartford County Soil and Water Conservation District for review which may make recommendations concerning such plan, provided that such review shall be completed within thirty (30) days of the receipt of such plan. (Amended 8-15-12)
- B. Measures undertaken in accordance with a certified erosion and sedimentation control plan shall be inspected periodically during development to assure proper installation and maintenance. Failure to install or maintain control measures in a manner consistent with the certified plan shall be grounds for issuance of a cease and desist order applicable to those construction activities to which defective or deficient control measures pertain.
- C. Minor amendments to a certified soil erosion and sedimentation control plan may be approved by the IWWC's designated agent, provided that the proposed amendment: (Amended 8-15-12)
1. Involves the replacement of inadequate or failed control materials or devices with those determined to be more effective by the designated agent. (Amended 8-15-12)
 2. Does not adversely change an approved restoration schedule. (Amended 8-15-12)
 3. Is not a substantial redesign of the soil erosion and sedimentation control plan or narrative, in the designated agent's opinion. (Amended 8-15-12)

§ 143-26. Subdivision Plan Requirements. (Created 3-16-55)

- A. A subdivision plan shall contain all of the information required in § 143-43 of these regulations, except that where all of a parcel of land on an existing street is subdivided into not more than three (3) lots, only the applicable data in § 143-43 need be furnished. (Amended 7-2-62) (Amended 8-15-12)

- B. A subdivision plan shall be submitted in sixteen (16) copies, paper prints drawn at a scale of one (1) inch equals forty (40) feet on sheet sizes no larger than twenty-four by thirty-six (24 x 36) inches. Where more than one (1) sheet is required, a key map at a scale of one (1) inch equaling not more than two hundred (200) feet shall be included on each sheet, with the lots shown on the 40-scale map identified on the key map. (Amended 7-2-62) (Amended 1-18-74) (Amended 10-23-78) (Amended 8-15-12)
- C. The subdivision plan shall be prepared using ink on polyester film (mylar) of no less than .003 inch or 3 mills or a reproduction of equivalent quality. Two (2) copies shall be furnished to the Planning and Economic Development Department, at the subdivider's expense. Affixed to this plan shall be a copy of the letters of approval from all commissions and boards acting on said subdivision. (Amended 7-2-62) (Amended 10-23-78) (Amended 8-15-12)

§ 143-27. Public Improvements and Utilities Map. (Created 3-16-55)

A plan-profile map or maps shall be considered a part of the Subdivision Map and shall contain all of the information required in Article VII of the "Design and Construction Standards for Public Improvements" of the Engineering Division of the Town of Wethersfield. Elevations shall be based on an indicated bench mark referencing NAVD 88 datum. Plans and profiles shall be drawn at a scale of one (1) inch equals forty (40) feet horizontally and one (1) inch equals four (4) feet vertically. Said map shall be no longer than thirty-six (36) inches. The original shall be drawn in ink and a reproducible Mylar supplied to the town of equivalent quality at the subdivider's expense. (Amended 7-2-62) (Amended 1-18-74) (Amended 10-23-78) (Amended 8-15-12)

§ 143-28. Drainage Analysis Maps. (Created 7-2-62)

A drainage analysis map based on NAVD 88 datum showing the tributary watershed at a scale of one (1) inch equals two hundred (200) feet shall be furnished to the Engineering Division. (Amended 1-7-86) (Amended 8-15-12)

§ 143-29. Consideration and Approval of Plans. (Created 3-16-55)

- A. Once the applicant files an application and all supporting materials there shall be a review period after formal submission of the subdivision application. The intent of the review period is to allow Town Staff and other governmental agencies the opportunity to comment on the proposed subdivision, and to allow the applicant sufficient time to revise the application such that it complies fully with applicable Town Regulations and Ordinances. (Amended 8-15-12)
- B. The application shall be distributed to the appropriate departments, officials and boards for advisory reports and consultation and/or for approval as may be required by law. (Amended 8-15-12)
- C. The Commission may schedule a site visit to familiarize itself with the lay of the land. Upon the request of the Commission, the applicant shall have a surveyor stake out the parcel perimeter, lot boundaries, easement boundaries, drainage structures, and/or the centerline of any proposed road and driveway. The staking shall be done in such a manner that the Commission members visiting the site can readily identify the location of the parcel, the roads and driveways, the easements, the drainage structures and the lots. (Amended 8-15-12)
- D. After receipt of all staff and agency comments, the Planning Department shall provide the developer with a written summary of findings, including a list of required plan modifications. The Planning Department may schedule a separate meeting with the applicant as appropriate to review the information contained in this summary report. (Amended 8-15-12)
- E. Final revised plans reflecting review comments shall be on file with the Director of Planning not less than ten (10) days prior to the date on which the public hearing begins, or in the event that no hearing is scheduled, ten (10) days prior to the meeting, at which the application will be discussed and action taken. (Amended 8-15-12)
- F. No subdivision proposal shall be approved until all the required plans, maps and data are complete to the satisfaction of the Commission, the Planning Department and Engineering Division. (Amended 7-2-62) (Amended 1-18-74) (Amended 8-15-12)
- G. The Commission shall approve, modify and approve or disapprove any subdivision application or maps and plans

submitted therewith within sixty-five (65) days after receipt of such application if no public hearing was held, unless the applicant shall consent, in writing, to an extension of such time limit. (Amended 1-18-74) (Amended 8-15-12)

- H. The Town shall be required to publish notice of the public hearing in a newspaper having substantial circulation in the Town at least twice at intervals of not less than two (2) days – the first, not more than fifteen (15) days, nor less than ten (10) days prior to the date of such hearing, the second not less than two (2) days prior to the date of such hearing and by sending a copy thereof by certified mail to the applicant. (Amended 8-15-12)
- I. Public Hearings shall be completed within thirty-five (35) days after the public hearing commences, unless the applicant shall consent, in writing, to an extension of such time limit. (Amended 8-15-12)
- J. The Commission shall approve, modify and approve, or disapprove any subdivision application or maps and plans submitted within sixty-five (65) days after completion of the public hearing, unless the applicant shall consent, in writing, to an extension of such time limit. (Amended 8-15-12)
- K. Notwithstanding the above, the Commission shall not render a decision on the application until the Inland Wetlands and Watercourses Commission has submitted a report with its final decision to the Commission. (Amended 8-15-12)
- L. All subdivision applications shall be approved by the affirmative vote of five (5) members of the Commission except as otherwise provided by the Connecticut General Statutes. (Amended 8-15-12)
- M. The Commission shall include in its minutes the reasons for approving, modifying and approving, or disapproving an application. (Amended 7-2-62) (Amended 1-18-74) (Amended 8-15-12)
- N. Notice of the decision of the Planning and Zoning Commission concerning a subdivision application shall be sent to the applicant by certified mail within fifteen (15) days after the date the decision is rendered. (Amended 1-27-73) (Amended 8-15-12)
- O. Notice of the decision of the Commission shall be published in a newspaper having substantial circulation in the Town within fifteen (15) days after such decision has been rendered. Such notice shall be a simple statement that the application was approved, modified and approved, or disapproved, together with the date of such action. (Amended 8-15-12)
- P. The failure of the commission to act within the time periods required by these regulations shall be considered as an approval, and a certificate to that effect shall be issued by the commission on demand. (Amended 8-15-12)

§ 143-30. Final Approved Subdivision Plan and Conditional Approval. (Created 3-16-55)

- A. In approving any subdivision application, the Commission may require modifications of the maps and/or documents submitted as part of the application to preserve the purpose and intent and assure conformance with these Regulations. Such modifications shall be made to the plans by the applicant and submitted for Commission review prior to endorsement of the subdivision plans. (Amended 8-15-12)
- B. The subdivider shall submit to the Planning Department two (2) paper sets and two (2) mylar sets of the subdivision plans with affixed transparencies of letters of approval of all town boards and commissions having rendered decisions on matters related to the subdivision and bearing a block for the endorsement, subdivision expiration date and date of endorsement by the Chairman of the Planning and Zoning Commission. (Amended 4-27-73) (Amended 2-15-91) (Amended 8-15-12)
- C. All mylars shall contain the raised seal and live signature of the engineer and/or surveyor preparing the plan. The mylar Subdivision Plan shall comply with the filing requirements and map standards as set forth in Section 7-31 of the General Statutes and the Regulations of Connecticut State Agencies Section 11-8-19 through Section 11-8-26 as amended. (Amended 8-15-12)
- D. In addition to mylar filings, the Town may require the submission of an electronic copy of plans in AutoCAD and GIS format, acceptable to the Town. (Amended 8-15-12)

- E. The subdivider may be required to submit, in a form acceptable to the Town Engineer and Town Attorney the following: (Amended 4-27-73) (Amended 10-23-78) (Amended 6-18-90) (Amended 8-15-12)
1. A warranty deed covering all roads, easements, open space, etc., to the town.
 2. A certificate of title or title insurance policy for the above.
 3. A letter stating that the subdivider acknowledges that although the town may record the deed and take legal title to the public utility improvements, the recording and acceptance of the deed will not constitute formal acceptance of these improvements, which acceptance can only be accomplished by action of the Town Council; the subdivider will accept a reconveyance of any conveyance if the town so elects at any time up to the time of formal acceptance of the improvements by the Town Council.
 4. A financial guarantee in an amount acceptable to the Town Engineer and Town Attorney.
 5. An executed declaration of restrictions and covenants covering the private open space, if any, in a form acceptable to the Commission.
 6. If the subdivision is approved under a conditional approval, a covenant prohibiting the sale of any lots until proper financial guarantee is posted for the subdivision improvements.
- F. Construction drawings need not be recorded. However, a complete mylar set of signed and sealed subdivision and construction drawings, including street plans and profiles, cross sections, grading plans, drainage plans, landscaping plans, soil erosion and sedimentation control plans, utility plans and any other construction plans, details and specifications required as a condition of approval shall be filed with the Engineering Department prior to the commencement of any work associated with the subdivision. (Amended 8-15-12)
- G. Prior to the commencement of any work associated with a subdivision the Commission may require that a financial guarantee for erosion and sedimentation control items shall be submitted in full. (Amended 8-15-12)
- H. The Planning Department shall hold the Mylar transparencies and executed documents for the approved plan of subdivision until a Final Subdivision approval has been issued. (Amended 10-23-78) (Amended 2-15-91) (Amended 8-15-12)
- I. The Commission may authorize the filing of a subdivision plan with a conditional approval endorsed thereon. A conditionally approved subdivision shall be approved conditioned upon: 1.) the actual completion of the subdivision improvements required by the Commission, or 2.) the furnishing of a financial guarantee as provided by these regulations. (Amended 8-15-12)
- J. No lots subdivided pursuant to a conditional approval shall be transferred to a buyer until a final approval has been issued and the signed mylar set of the subdivision plans has been filed with the Town Clerk. Notice of any requirement under this subsection will be filed in the land records. (Amended 8-15-12)
- K. Any such conditional approval shall lapse five (5) years from the date it is granted, provided the applicant may apply for and the commission may, in its discretion, grant a renewal of such conditional approval for an additional period of five (5) years at the end of any five (5) year period. (Amended 8-15-12)
- L. Upon the completion of the subdivision improvements or the furnishing of a financial guarantee to the Town , the commission shall cause a final approval to be endorsed upon the subdivision plan (Amended 4-25-69) (Amended 8-15-12)

§143-31. Submission to Town Attorney; Signing by Commission Chairman. (Created 4-27-73)

- A. The Planning Department will submit all the items mentioned in § 143-30.E above to the Town Attorney for his review and approval. It is recommended that the subdivider's attorney contact the Town Attorney prior to drafting the above documents. (Amended 8-15-12)
- B. Upon the approval of the Town Attorney of the items referred to in § 143-30, the Planning Department shall submit the Mylar plans for endorsement and final approval by the Chairman or Secretary of the Commission. The subdivision map shall be delivered to the applicant for filing not more than thirty (30) days after the time for taking an appeal as of the date of endorsement, and shall be considered delivered as of the date of endorsement. (Amended 1-18-74) (Amended 2-15-91) (Amended 8-15-12)

§ 143-32. Filing of Approved Plan. (Created 4-27-73)

- A. As required by Section 8-25 of the Connecticut General Statutes the subdivider shall file the signed mylar set of the final approved subdivision plans with the Town Clerk at the subdivider's expense. (Amended 8-15-12)
- B. No such plan shall be recorded or filed by the Town Clerk until it's approval has been endorsed thereon by the Chairman or Secretary of the Commission. (Amended 8-15-12)
- C. All approved plans for subdivision must be filed or recorded by the applicant in the office of the Town Clerk not later than ninety (90) days after the expiration of the appeal period, or in the case of an appeal, not later than ninety (90) days of the termination of such appeal by dismissal, withdrawal or judgment in favor of the subdivider. (Amended 8-15-12)
- D. Failure of the applicant to file the approved subdivision plans within the prescribed timeframe shall cause such subdivision approval to become null and void. (Amended 7-2-62) (Amended 4-27-73) (Amended 10-23-78) (Amended 8-15-12)

§ 143-33. Time Extensions and Time Limitations. (Created 10-23-78)

The Planning and Zoning Commission may extend the time for filing of plans for subdivision for two (2) additional periods of ninety (90) days, and the plans shall remain valid until the expiration of such extended time.

- A. The applicant may consent to one or more extensions of any period required for commencing a public hearing, completing a public hearing or rendering a decision, provided the total extension of any such period shall not exceed sixty-five (65) days.
- B. Any person, firm or corporation undertaking the subdivision or resubdivision of land shall complete all work in connection with such subdivision within five (5) years after the date of approval of the plan for such subdivision. The Commission's endorsement of approval on the plan shall state the date on which such five year period expires. (Amended 8-15-12)
- C. Failure to complete all required work within such five (5) year period or any extension thereof, shall result in expiration of subdivision or resubdivision approval. In such event, the Commission shall file on the Land Records notice of such expiration and no additional lots shall be conveyed by the subdivider except with the approval by the Commission of a new application for subdivision or the resubdivision of subject land. If lots have been conveyed during the five year or other approved period, the Town may call the financial guarantee of the subdivision to the extent necessary to complete the improvements and utilities required to serve those lots. (Amended 8-15-12)
- D. The subdivider or his successor in interest may apply for and the Commission may grant one or more extensions of the time to complete all or part of the work in connection with such subdivision, provided the time for all extensions shall not exceed ten (10) years from the date the subdivision was approved. If the Commission grants an extension of an approval, the Commission may condition the approval on a determination of the adequacy of the amount of the financial guarantee required, securing to the municipality the actual completion of work. (Amended 8-15-12)
- E. For purposes of this section, "work" shall mean all physical improvements required by the approval, other than staking of lots, and includes but is not limited to the construction of roads, storm drainage, water and sewer lines, setting aside of open space and recreation areas, installation of utilities, installation of permanent property markers, planting trees and other landscaping, and installation of retaining walls or other structures. (Amended 8-15-12)

§ 143-34. Security for Completion of Improvements and Financial Guarantees. (Created 3-16-55)

- A. In lieu of the completion of all work and installations required by the Commission, the public utilities and improvements plan of subdivision, the public or private open space plan and the stipulations of any subdivision approval, previous to the final approval of a subdivision, the Commission may accept a financial guarantee to the

Town that in the event that the developer shall fail to install the required public improvements the Town is put in an assured position to do such work at the expense of the developer. The Town may accept the following method for securing completion: (Amended 8-15-12)

1. An insurance company performance bond written by an insurance or surety company authorized to write bonds in the State of Connecticut in a form approved by the Director of Finance. (Amended 4-25-69) (Amended 1-18-74) (Amended 9-12-75) (Amended 6-26-00) (Amended 8-15-12)

The Town shall accept any of the following methods for securing completion, or any reasonable combination of: (Amended 7-2-62) (Amended 4-25-69) (Amended 8-15-12)

1. Cash, a certified check, a passbook, or a statement savings account in a form acceptable to the Town Attorney from a financial institution approved by the Finance Director and assigned to the Town of Wethersfield. (Amended 8-15-12)
 2. An unconditional irrevocable letter of credit from a financial institution acceptable to the Finance Director, issued by a financial institution authorized to do business in Connecticut naming the Town as the sole beneficiary and in a form acceptable to the Town. (Amended 8-15-12)
- B. The Commission shall refer the matter of the financial guarantee for completion of required work and installation to the Town Engineer and the Town Attorney or his designee for his recommendation and/or comments. (Amended 4-25-69) (Amended 10-23-78) (Amended 8-15-12)
- C. A detailed and itemized estimate of the cost of all improvements proposed in the approved subdivision plan shall be submitted by the applicant's engineer. Said estimate shall be approved by the Town Engineer prior to the start of construction of any work as herein described and prior to the issuing of any financial guarantee. Estimated costs shall be projected to a point at the end of the financial guarantee term. The cost estimate shall include a ten percent (10%) addition to cover contingencies and engineering and shall include: (Amended 8-15-12)
1. Street grading and base.
 2. Final pavement including all pavement markings as required by the Town's Legal Traffic Authority.
 3. Curbs and gutters.
 4. Sidewalks.
 5. Street and traffic signs.
 6. Concrete monuments and all lot corner markers.
 7. Sanitary sewers, water, electrical, gas and cable television utilities.
 8. Storm sewers, culverts and other drainage installations.
 9. Fire hydrants.
 10. Tree plantings.
 11. Street lighting.
 12. Erosion and sedimentation control measures.
 13. Park and open space improvements.
 14. As-Built plans.
 15. Bidding.
 16. Estimations.
 17. Inspections. (Amended 8-15-12)
- D. The Commission shall specify with particularity in its minutes the details of any financial guarantees and shall specify the time or times within which such requirements are to be satisfied. (Amended 4-25-69) (Amended 8-15-12)
- E. In no event shall the amount exceed one hundred and ten percent (110%) of the cost of completing the required work and installations as approved by the Engineering Division of the town. (Amended 4-25-69) (Amended 1-18-74) (Amended 9-12-75) (Amended 6-26-00) (Amended 8-15-12)
- F. All financial guarantees required under this section shall be approved as to form by the Town Attorney and the Director of Finance and shall be filed with that office. (Amended 8-15-12)
- G. Written requests for release or reduction of the financial guarantee shall be made to the Engineering Division for

recommendation and/or advice. A reduction of any amount will be allowed only if, after Engineering Division inspection, the Commission finds that the remaining amount is adequate to cover the then estimated cost of completion. The decision on any application for a release or reduction shall be made by the Commission. The Commission shall, not later than sixty-five (65) days after receiving such request: 1) release any such financial guarantee or portion thereof, or 2) provide a written explanation as to the additional improvements that must be completed before such financial guarantee or portion thereof may be released. (Amended 7-2-62) (Amended 4-12-68) (Amended 4-25-69) (Amended 1-18-74) (Amended 10-23-78) (Amended 8-15-12)

- H. A financial guarantee filed pursuant to these regulations shall not be released until the Engineering Division has certified completion of the improvements in substantial accordance with the requirements of the subdivision approval. Before release of any financial guarantee, or before the Commission endorses any final subdivision map to permit filing with the Town Clerk when no subdivision bond has been posted, the applicant shall present a statement and shall file a detailed set of the "As-Built" record plans to the Commission, in both plan and profile, each signed and sealed by a Professional Engineer licensed to practice in the State of Connecticut certifying that all required subdivision improvements have been completed as shown on the subdivision plans, and signed by a Land Surveyor, licensed in the State of Connecticut, attesting to the installation of all required monumentation of street lines, lots and easements. The Town Engineer shall submit a statement reporting that the public improvements have been completed in accordance with the approved plans. (Amended 8-15-12)
- I. Upon acceptance of the public utility improvements by the Town Council and release of the financial guarantee by the Commission, the subdivider will post a financial guarantee with the Town to be in force for a period of one (1) year to ensure satisfactory installation and performance of the public improvements. The amount of the maintenance bond will be ten percent (10%) of the total cost of the public utilities and improvements, excluding sewer, water, gas, electricity, telephone and any other similar utility. (Amended 8-15-12)
- J. The subdivider, if directed by the town, shall not install the two-inch dense graded bituminous concrete wearing course until eighty percent (80%) of the approved lots have received certificates of occupancy. (Amended 7-4-75)
- K.. If the town so orders, the subdivider shall have the option of negotiating with the town for the purpose of having the town accept payment in lieu of placing the finished pavement. The town would then accept responsibility for the installation of this pavement. (Amended 7-4-75)

ARTICLE IV Improvements

Editor's Note: Street Acceptance section removed 7-2-62

§ 143-35. Street Layout. (Created 3-16-55)

- A. Proposed streets shall be appropriate to the topography and location and shall conform to the objectives of the plan of conservation and development and the Commission's tentative street layouts, where they are developed. Street patterns shall give due consideration to contours and natural features. Where required by the Commission, provision shall be made for the extension of the street pattern to abutting undeveloped property. (Amended 7-2-62) (Amended 10-7-69) (Amended 8-15-12)
- B. Permanent dead end streets shall not exceed six hundred (600) feet in length as measured from the street line of the intersecting street to the center of the cul-de-sac. Permanent dead end streets shall terminate in one of the two following cul-de-sac types as proposed by the developer and shown on the subdivision/resubdivision application plan submittal: (Amended 7-2-62) (Amended 1-7-86) (Amended 6-26-00)
1. A cul-de-sac street with a turnaround right of way of not less than one hundred (100) feet in diameter without an island and providing a paved diameter of not less than eighty (80) feet wide. (Amended 7-2-62) (Amended 6-26-00)
 2. A cul-de-sac street with a turnaround right of way of not less than one hundred and ten (110) feet in diameter with an island of natural vegetation or landscaping in the center. The island shall be thirty (30) feet in diameter providing a paved circumferential lane not less than thirty five (35) feet wide. (Amended 6-26-00)
- C. Temporary dead-end streets, where required by the Commission or where indicated on the plan, may exceed six hundred (600) feet in length and shall provide required street frontage for not more than twenty (20) dwellings. In such cases, the full width of the right-of-way to the subdivision property line shall be dedicated to the town, but the town will require only an easement to the segments to the turnaround outside the normal road right-of-way width. (Amended 7-2-62) (Amended 1-18-74) (Amended 8-15-12)
1. The easement on segments of the turnaround shall provide that the town or its agent may enter the property within such segments for the purpose of continuing and removing turn-around improvement when the street is to be extended. (Amended 1-18-74)
 - a. Extensions

When a street ending in a temporary cul-de-sac is to be extended as a continuance street, the subdivider constructing such street extension shall be responsible for and shall include in the bond all work related thereto, including:

 - (1) Removal outside of the final paved road right-of-way of all road materials and facilities not needed and replacement with earth loam and seeding as required. (Amended 1-18-74)
 - (2) Extension of all utilities and improvements, including sidewalks, where required. (Amended 1-18-74)
 - (3) Repair and replacement of any change on public or private property directly related to the removal of the cul-de-sac, in accordance with town standards and subject to the concurrence of the abutting property owner to the extent that his permission is needed to complete the cul-de-sac repair and replacement on this private property outside the temporary easement.
 - (4) The above work shall be completed within two (2) months from the date of notification by the Director of Public Works certifying that the existing cul-de-sac is no longer needed.

- D. Where a street may now or in the future carry other than the neighborhood traffic and where shown on the plan of conservation and development and tentative overall street layouts, a right-of-way width greater than the required minimum may be required, and such requirements will be determined by the Commission during review of the preliminary plan. No street shall have a right-of-way with less than fifty (50) feet. (Amended 7-2-62) (Amended 8-15-12)
- E. The subdivision plan and the public improvement and utility map of any proposed subdivision shall show all work required to connect and complete the improvements and utilities between proposed street pattern and any non-improved connecting street in any existing subdivision. (Amended 7-8-66)

§ 143-36. Lot Layout. (Created 3-16-55)

Layout of lots shall conform to modern standard practices and shall be appropriate for the intended construction. Corner lots shall have extra width to permit a front yard on each street, which will be required in all new subdivisions. Wherever possible, key lots shall be used at the narrow end of a block. Side lot lines shall generally be at right angles to straight street lines or radial to curved street lines. Except in cases of unusual topography or property lines, through lots bounding on two (2) generally parallel streets will not be permitted. (Amended 7-2-62)

§ 143-37. Trees and Planting. (Created 7-2-62)

All dead and diseased trees shall be removed from land to be dedicated to public use. Existing trees in land required for public open space, § 143-14 shall be preserved unless otherwise directed by the Commission. Existing trees on building lots shall be preserved whenever feasible. (Amended 1-18-74) (Amended 1-7-86) (Amended 8-15-12)

§ 143-38. Construction of Improvements. (Created 7-2-62)

- A. Streets shall be graded to the full width of the right-of-way.
- B. Streets or curbs, gutters and sidewalks, where required, shall be constructed in accordance with the best modern practice, as more fully described in Design and Construction Standards for Public Improvements of the Engineering Division of the Town of Wethersfield, which are included herein as § 143-42 and the materials shall meet the specifications of the State of Connecticut Department of Transportation. (Amended 1-18-74)
- C. All storm drainage lines and structures shall be constructed in accordance with the best modern practice, as more fully described in Design and Construction Standards for Public Improvements of the Engineering Division of the Town of Wethersfield, which are included herein as § 143-43, and materials shall meet the specifications of the State of Connecticut Department of Transportation. (Amended 1-18-74)
- D. Sanitary sewer and water installation shall be made in accordance with the standards and requirements of the Metropolitan District Commission.
- E. Where a site grading plan is required by the Commission, land shall be brought to final grades shown, and lot grades exceeding five percent (5%) or subject to erosion shall be stabilized with an existing cover crop.

ARTICLE V

Modifications

§ 143-39. Waivers and Modifications. (Created 3-16-55)

- A. In accordance with the provisions of CGS Section 8-26, the size of the subdivision or specific conditions of topography, property lines or proposals for development of adjoining properties create conditions limiting the most effective subdivision of land, the Commission may in its sole discretion waive or modify certain requirements under these regulations by a three-fourths (3/4) vote of all the members of the Commission, in cases where conditions exist which affect the subject land and are not generally applicable to other land in the area provided that the public health and safety are not adversely affected and land in the subdivision can be more effectively subdivided. No waiver shall be granted that would conflict with the Zoning Regulations, any statutory requirements or the Town road acceptance ordinance or that would have a significant adverse effect on adjacent property. The Commission shall state upon its records the reasons for which a waiver is granted in each case. (Amended 7-2-62) (Amended 10-23-78) (Amended 8-15-12)
- B. The applicant shall request the waiver in writing and shall detail the waiver requested by providing sufficient information for the Commission to determine if the waiver is warranted. (Amended 8-15-12)
- C. The Commission may waive any requirement authorized in these regulations, provided the following conditions are met. (Amended 8-15-12)
1. The waiver is not for the purpose of creating additional building lots.
 2. Conditions exist which affect the subject land and are not generally applicable to other land in the area.
 3. The waiver will not result in any significant adverse impact on an adjacent property or on public health or safety.
 4. The granting of the waiver will not be in conflict with the Plan of Conservation and Development;
 5. Where it is proposed to vary any engineering standard contained in these Regulations, a report from the Town Engineer has been requested and considered by the Commission; (Amended 8-15-12)
- D. Where conditions governing a subdivision or the time of year of construction indicate, in the judgment of the Engineering Division, minor modifications in construction materials and techniques, the Engineering Division may modify specific construction requirements contained in § 143-44 and 143-45 herein, in the interest of obtaining better work and/or materials, provided that such modifications shall not increase the scope of the work or conflict with the general purpose and intent of these regulations. (Amended 7-2-62) (Amended 8-15-12)

ARTICLE VI

Enforcement, Validity, Repeal

§ 143-40. Enforcement. (Created 7-2-62)

These regulations shall be enforced under the provisions of any ordinance enacted in accordance with the General Statutes of Connecticut, Revision of 1958, as amended. (Amended 7-26-65) (Amended 8-15-12)

§ 143-41 Validity.

If any section, sub-section, sentence, clause, phrase, or portion of these regulations is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof. (Amended 8-15-12)

§ 143-42 Regulations Repealed.

The Subdivision Regulations effective June 26, 2000, are hereby repealed. (Amended 8-15-12)

ARTICLE VII

Design and Construction Standards for Public Improvements

The following design and construction standards are hereby adopted and made part of the subdivision regulations of the Town of Wethersfield:

Editor's Note: Preliminary Study Section (Deleted 1-7-86)

§ 143-43. Data Required to be Furnished for the Subdivision of Land. (Created 3-16-55)

A. Subdivision Plan.

A subdivision plan shall be so designated in the title block and shall be prepared at a scale of one (1) inch equals forty (40) feet in accordance with Class A-2 requirements in accordance with "Standards for Surveys and Maps in the State of Connecticut Adopted on September 26, 1996 by the Connecticut Association of Land Surveyors, Inc., and certified by a registered land surveyor in the State of Connecticut. The plan shall show two (2) coordinate ties referenced to NAD 83 and shall contain the following: (Amended 7-2-62) (Amended 1-18-74) (Amended 10-23-78) (Amended 8-15-12)

1. The name of the owner or owners or assignee, subdivider, North point, scale of map and date and revised dates. (Amended 7-2-62)
2. Boundaries of the subdivision from a boundary survey conforming to Class A-2, as set forth by the Connecticut Association of Land Surveyors, Inc. (Amended 7-2-62) (Amended 10-23-78) (Amended 8-15-12)
3. Total acreage of the parcel to the nearest tenth of an acre. (Amended 7-2-62)
4. Names of abutting property owners and property lines abutting the subdivision boundaries and proposed street names. (Amended 7-2-62)
5. Indication of zones and zone boundary lines. (Amended 7-2-62)
6. Topography conforming to Class T-2 requirements in accordance with "Standards for Surveys and Maps in the State of Connecticut Adopted on September 26, 1996 by the Connecticut Association of Land Surveyors, Inc., and certified by a registered land surveyor in the State of Connecticut. (Amended 7-2-62) (Amended 8-15-12)
7. Flow lines of watercourses and existing structures and culverts. (Amended 8-15-12)
8. Layout of existing and new streets, buildings and lots, public open spaces, easements and encroachment lines with approximate dimensions. (Amended 7-2-62)
9. Proposals for furnishing improvements and utilities. (Amended 7-2-62)
10. In land of difficult topography, where most of the lots are to be developed by the subdivider, a preliminary site grading plan may be required. (Amended 7-2-62)
11. Data on streets, as defined in § 143-2 above, shall be complete. (Amended 7-2-62) (Amended 7-26-65)
12. A key map at a scale of one (1) inch equaling not more than two hundred (200) feet shall show the street or streets giving access to the subdivision extending to the intersections of at least two (2) other streets. (Amended 7-2-62)
13. Layout of streets to be constructed with accurate placement of merestones at all PT (point of tangency) and PC (point of curvature) points and within sight of the next nearest merestone. The merestone is to be set in accordance with Class A-2 of the Connecticut Association of Land Surveyor, Inc., and under the direction of a Connecticut registered land surveyor. Merestones shall be supplied by the Town of Wethersfield at the developer's expense. (Amended 7-2-62) (Amended 10-23-78)
14. Street names. (Amended 7-2-62)
15. All easements, rights-of-way and encroachment lines. (Amended 7-2-62)
16. Building lines on all lots and side and rear yard lines on odd-shaped lots. On curved streets, the chord distance of the building line (front yard) shall be shown. (Amended 7-2-62) (Amended 7-8-66) (Amended 1-18-74)
17. When more than (1) sheet is required, a key map of the entire subdivision shall be included on each sheet. (Amended 7-2-62) (Amended 1-18-74)

B. Public Utilities and Improvements Plan. (Created 3-16-55)

The subdivider shall provide that all maps which show horizontal and vertical dimensions data and the design of street patterns and lot layouts and the staking of such data in the field shall be performed by a land surveyor registered in the State of Connecticut. The design of the public improvements and utilities plan shall be performed by a professional engineer licensed in Connecticut, and such professional engineer shall: (Amended 7-2-62) (Amended 1-18-74) (Amended 8-15-12)

1. Supervise construction of all improvements and utilities shown on such plans; and (Amended 1-18-74)
2. Submit for approval to the Engineering Division an as-built drawing upon completion of all public improvements. These plans shall bear the engineer's certification that the public utility improvements have been constructed in substantial accordance with town standards and specifications and the approved Public Utility Improvement Plans. (Amended 10-23-78)
3. The public utilities and improvements plan shall contain: (Created 7-2-62)
 - (a) Plan-profile map or maps showing all streets to be constructed with stations every fifty (50) feet, curve data with vertical curve stations every twenty-five (25) feet, widths of right-of-way paving and sidewalks where required. Where required, in the judgment of the Engineering Division, street intersections shall be developed at a larger scale, showing catch basins, gutter, road center line, curb and sidewalk elevations.
 - (b) Plan-profile maps may also show all utility lines, encroachment lines and all easements for utilities, drainage, walks and other rights-of-way with location, size and inverts of existing and new culverts or the entire drainage system, except for detail required in § 143-41C(13) above, may be shown on a separate map at a scale of one (1) inch equaling not more than forty (40) feet.
 - (c) Drainage analysis map shall show the tributary watershed area and downstream area affected by runoff. Drainage computations shall consider the entire watershed area and criteria and computations used in determining pipe sizes shall be submitted in writing. (Amended 1-18-74)
 - (d) When a site grading plan is required by the Commission, such plan shall become part of the public utilities and improvement plan. (Amended 1-18-74)

§ 143-44. Construction of Streets, Curbs, Gutters and Sidewalks. (Created 7-2-62)

- A. All streets shown on the public utilities and improvements plan shall be constructed in conformance with standard cross sections of the Engineering Division of the town. (Amended 1-18-74)
1. Streets grades at the center line shall not exceed eight percent (8%) for primary streets nor ten percent (10%) for secondary residential streets. No street grades shall be less than one percent (1%) except in a specific case where the Engineering Division agrees that there is practical difficulty, in which case grades not less than five-tenths percent (0.5%) may be permitted. (Amended 1-18-74) (Amended 8-15-12)
 2. Road pavements shall be constructed in accordance with specifications of the State of Connecticut Department of Transportation. (Amended 1-18-74) (Amended 1-7-86)
 - (a) Subbase gravel: Six (6) inches or more thick after compaction (if required by the engineering division). (Amended 8-15-12)
 - (b) Base course: eight (8) inches processed stone applied in two (2) courses four (4) inches thick after compaction, well-keyed and dry-bound, and two (2) inches bituminous concrete binder (Class 1). (Amended 1-7-86) (Amended 8-15-12)
 - (c) Surface: two (2) inches dense graded bituminous concrete pavement (Class 2). (Amended 8-15-12)
 3. Branch offsets for all underground services to be individual parcels shall be extended by the developer beyond the street right-of-way lines prior to installation of the bituminous surface course. (Amended 1-18-74)

- B. Bituminous concrete curbs shall be constructed on both sides of all streets in accordance with the Design and Construction Standards for Public Improvements, Wethersfield, Connecticut. Wherever possible, curb cuts for driveways shall be formed as the bituminous lip is installed.) (Amended 4-12-68) (Amended 4-25-69) (Amended 1-18-74) (Amended 10-23-78)
- C. Gutters and shoulders shall be formed as a continuation of street paving, as shown on typical cross-section sheets. (Amended 1-18-74)
- D. Sidewalks, where required, shall be portland cement concrete, as shown on the standard details of the Engineering division and in accordance with the sidewalk specifications of the Town of Wethersfield. Pedestrian access ramps are to be installed at all intersecting streets as shown on the detail typical intersection and shall include ADA detectable panels. Ramps are to be portland cement concrete and shall not have a slope greater than one (1) foot rise in twelve (12) feet, or eight and thirty-three hundredths percent (8.33%), unless otherwise approved by the Town Engineer. (Amended 10-23-78) (Amended 1-18-74) (Amended 8-15-12)
- E. All of the area which is not covered by sidewalk or pavement within the street right-of-way shall be graded, loamed and seeded in conformance with Form 816 and amendments thereto of the Connecticut Department of Transportation specifications. (Created 3-7-75) (Amended 8-15-12)

§ 143-45. Construction of Storm Drainage Lines and Structures. (Created 7-2-62)

- A. A complete system of storm drainage shall be constructed in accordance with the best standard practice and in accordance with the typical standard details of the Engineering Division and the following design criteria:
 - 1. Design storm (return frequency):
 - (a) Residential drainage systems:
 - (1) Pipe design: ten-year storm.
 - (2) Major ditches and channels: twenty-five year storm.
 - (3) Positive flood relief without property damage: one-hundred-year storm. (Amended 10-23-78)
 - (b) Existing streams or their improvements: (Amended 8-15-12)
 - (1) Encroachment lines based on the 100 year storm. (Amended 1-18-74) (Amended 10-23-78) (Amended 8-15-12)
 - (2) Time of Concentration:

Time of concentration shall be computed on the sum of overland flow time (sheet flow), plus time-in swales and gutters, plus time in pipes (pipes assumed flowing full), with minimum of ten (10) minutes to be used for storm sewer design. (Amended 1-18-74)
 - (3) Runoff factors:
 - (a) Areas containing pavement, sidewalks and roofs: ninety percent (90%). Areas containing lawns and natural ground: fifteen percent (15%) to thirty percent (30%), depending on the slope of the ground. (Amended 1-18-74)
 - (b) Weighted runoff factors are to be used in drainage computations.
 - (c) Runoff factors for adjacent undeveloped land are to be based on ultimate development of the land in accordance with existing zoning and the Table of Runoff Factors. (Amended 1-18-74) (Amended 8-15-12)

Table of Runoff Factors (Added 1-18-74)

<i>Types of Terrain</i>	<i>Value C</i>
Impervious Surfaces	0.90-0.95
Steep Barren Surfaces	0.80-0.90
Rolling Barren Surfaces	0.60-0.80
Flat Barren Surfaces	0.50-0.70
Rolling Meadow	0.40-0.65
Deciduous Timberland	0.35-0.60
Conifer Timberland	0.25-0.50
Orchard	0.15-0.40
Rolling Farmland	0.15-0.40
Flat Farmland	0.10-0.30
<i>Types of Surface</i>	<i>Value C</i>
Watertight Surfaces Such as Roofs and Pavements	0.70-0.90
Block Pavements with Open Joints	0.50-0.70
Macadam Pavements	0.25-0.60
+Gravel Surfaces	0.15-0.30
Parks, Cultivated Lands, Lawns, etc., Depending on Slopes and Character of Soil	0.50-0.30
Wooded Areas	0.01-0.20

- (4) Design Method: The Rational Method shall be used, where "Q" equals "Air."
(Amended 7-8-66)

B. Storm sewer design. (Created 7-2-62)

1. Minimum size pipe: fifteen (15) inches' diameter.
2. Roughness coefficient:
 - (a) Reinforced concrete pipe:
 - (1) Twelve (12) inches through twenty-four (24) inches: n equals 0.015.
 - (2) Thirty (30) inches and larger: n equals 0.013.
 - (b) PVC (N-12) Pipe – Use only with permission of the Town Engineer: (Amended 8-15-12)
 - (1) All sizes: n equals 0.0010. (Amended 8-15-12)

3. Minimum slope shall be sufficient to provide velocity of two (2) feet per second when flowing one-fourth (1/4) full: (Amended 8-15-12)

<i>Size (inches)</i>	<i>RCP (n=0.015)</i>	<i>RCP (n=0.013)</i>	<i>RCP (n=0.021)</i>
12	.0054		.011D
15	.0040		.0080
18	.0032		.0060
21	.0025		.0050
24	.0021		.0042
30		.0012	.0031
36		.00095	.0024
42		.00075	.0019
48		.00062	.0018
54		.00053	.0014
60		.00045	.0012
72		.00035	.00098

4. Maximum spacing of structures.
- (a) On lines of diameters of thirty-six (36) inches or less: four hundred (400) feet.
 - (b) On lines of diameters of forty-two (42) inches and greater: five hundred (500) feet.
5. All reinforced concrete pipe (RCP) shall have gaskets. All trenches shall be covered with six (6) mil (.006 inch) polyethylene wrap. (Amended 1-7-86) (Amended 8-15-12)

Appendix A.

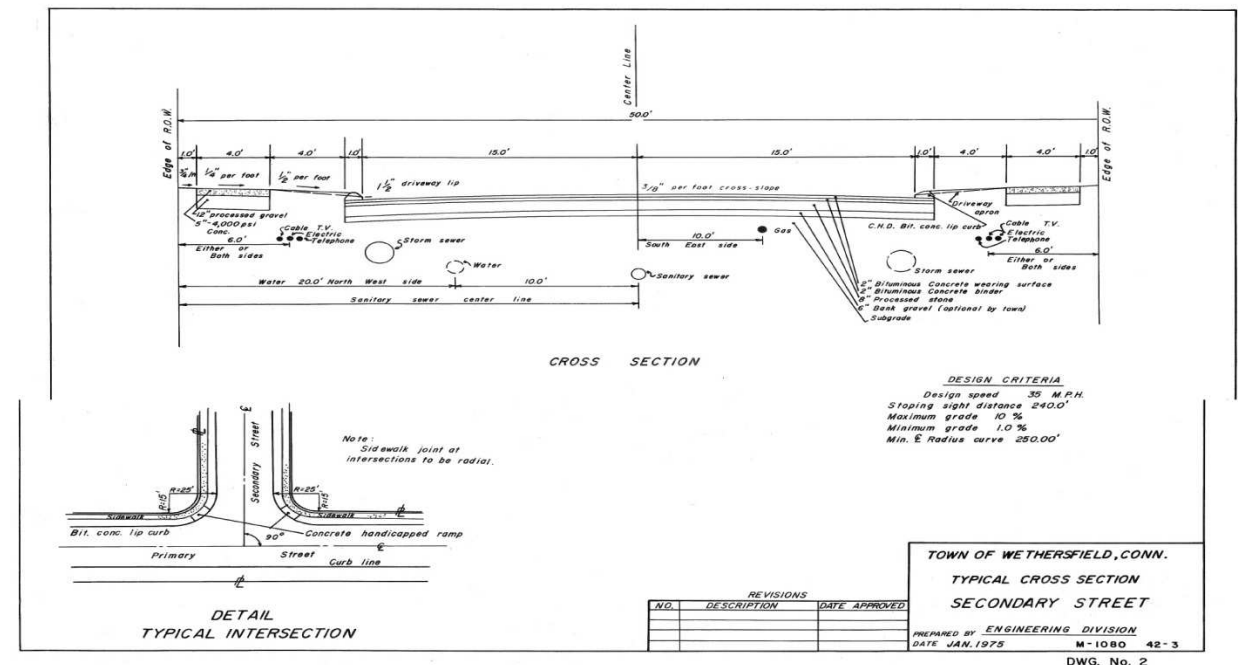
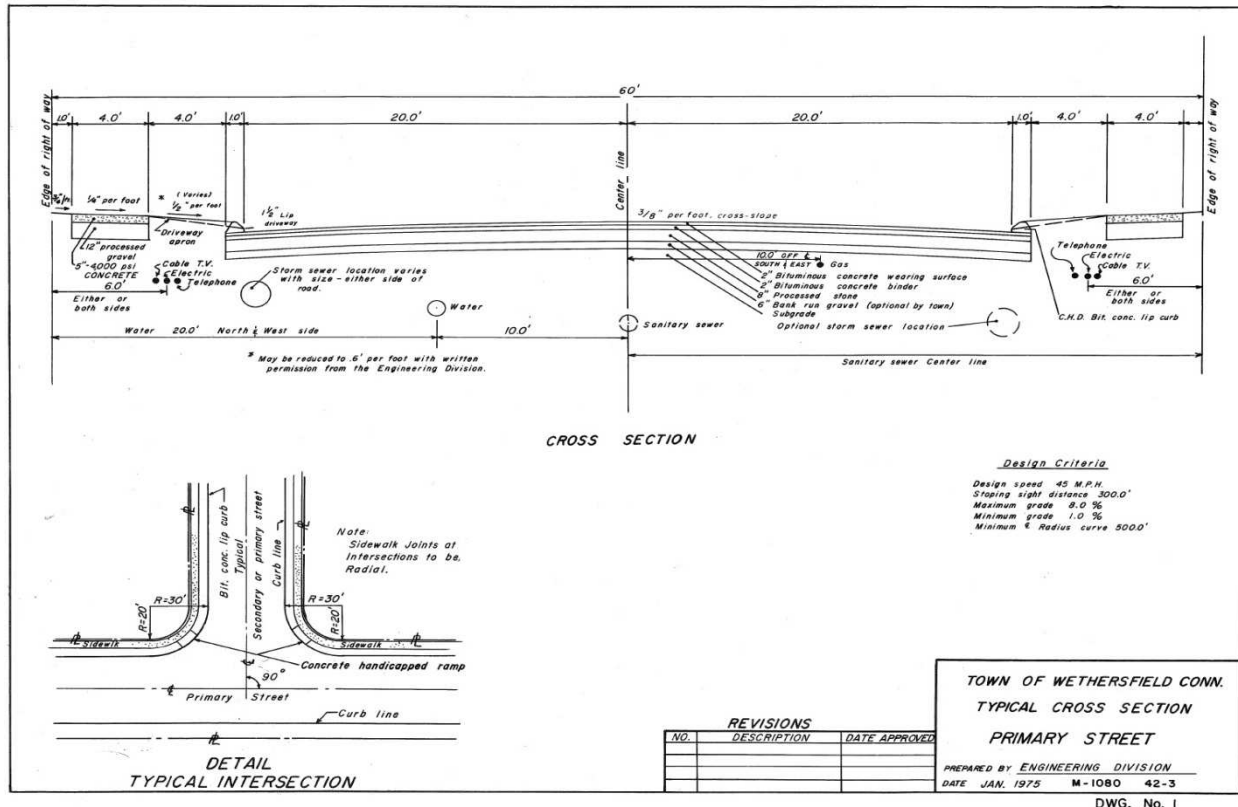
Wethersfield Subdivision Regulations - History of Amendments

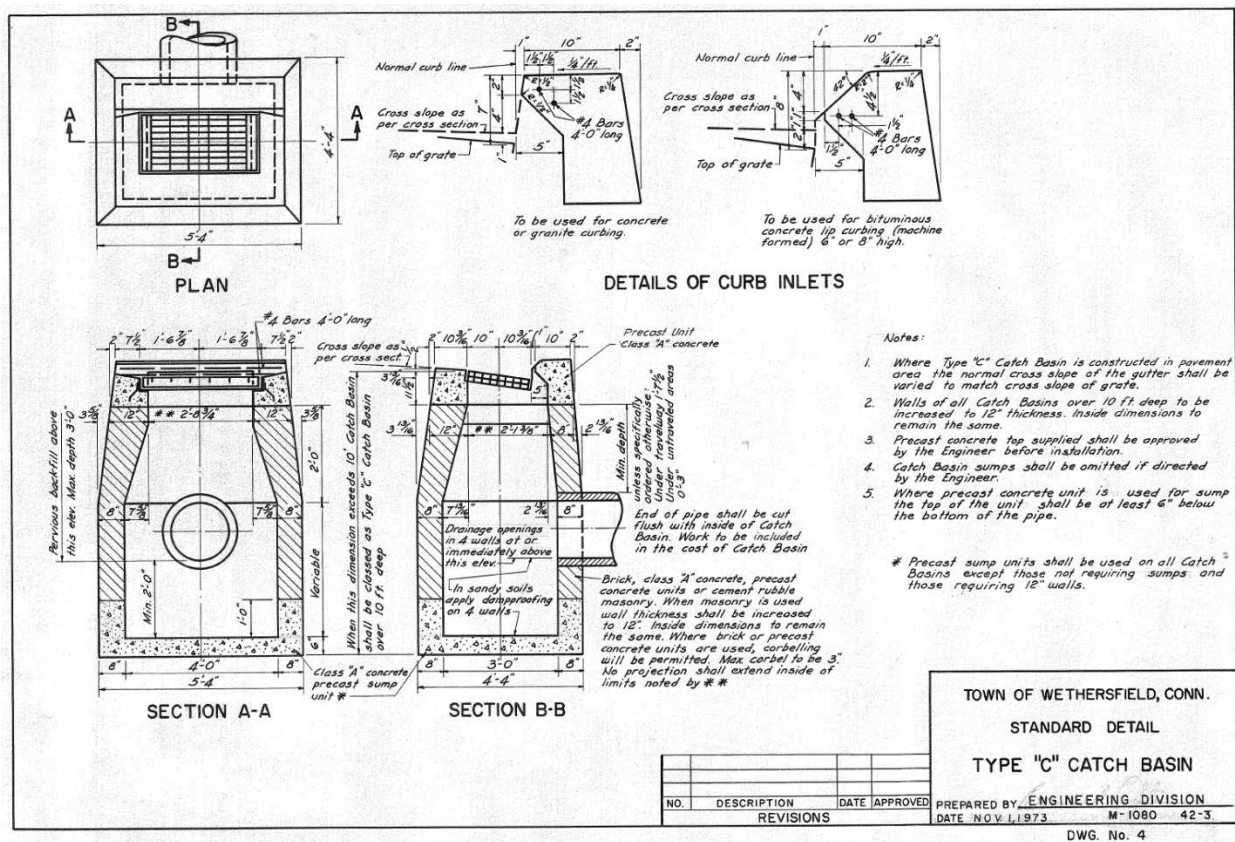
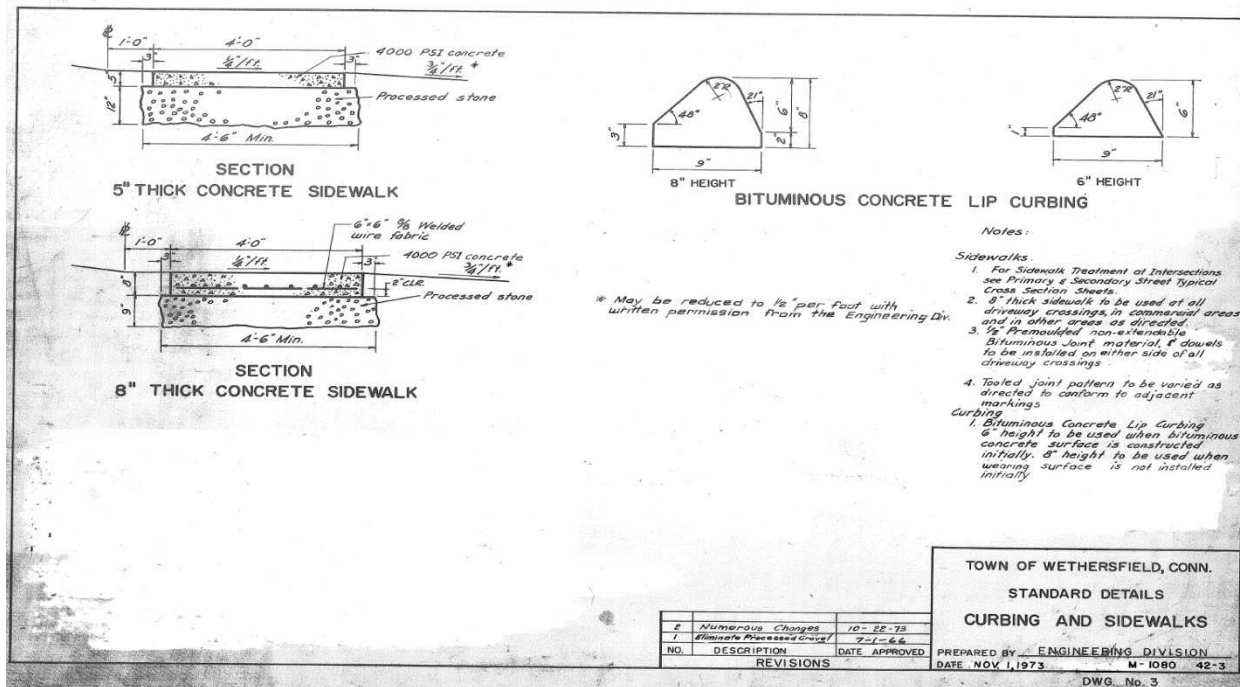
<u>Effective Date</u>	<u>Description</u>
March 16, 1955 July 2, 1962	Town Plan Commission adopts subdivision regulations. Purpose, Definition Of Commission, Definition Of Street, Plan Required, Effect On Streets, Land To Be Usable, Sidewalks, Water And Drainage, Sanitary Sewage, Public Open Spaces, Reserved Strips, Natural Features, Approved Lot Sizes, Proposal To Be Submitted, Public Hearing, Subdivision Plan, Public Improvement Map, Drainage Analysis Maps, Filing Of Approved Plans, Security/Performance Bonds, Street Acceptance, Street Layout, Lot Layout, Trees And Planting, Construction Of Improvements, Conditions, Enforcement, Data Required For Subdivision, Public Utilities Plan, Construction Of Streets, Curbs, Sidewalks, Construction Of Storm Drainage Lines
October 6, 1964 July 26, 1965	Public Open Space, Open Space SRD Zone, Preliminary Subdivision Plan. Planning and Zoning Commission readopts subdivision regulations and revises Definitions – Commission, Open Space – SRD Zones, Street Specifications
July 8, 1966 April 12, 1968 May 31, 1968 April 25, 1969	Definition - Engineering Division, SRD – Open Space, Street Specifications Performance Bond, Construction of Street, Curbs, Sidewalks. Definition of Resubdivision Definitions - Subdivision, Subdivider, Open Space, Open Space – SRD Zone, Security, Performance Bond, Restrictive Covenants, Approved Lot Sizes, Consideration And Approval Of Plans, Security/Performance Bond, Chairman's Signature Required, Bituminous curbs
October 7, 1969 June 16, 1972 July 14, 1972 April 27, 1973	Definition of Streets, Private Streets, Dead End Streets, Sidewalks Sidewalks Maintenance Bond Decision Notice by Mail, Mylars, Final Subdivision Submittals, Town Attorney Review, Signing By Commission Chair, Filing With Town Clerk.
January 18, 1974	Effect On Streets, Public Water, Land To Be Usable, Water And Drainage, Sanitary Sewage Disposal, Public Open Spaces, Preliminary Study, Subdivision Plan, Public Improvement And Utilities Map, Consideration And Approval Of Plans, Security/Bond, Street Layout, Dead End Streets, Trees And Planting, Construction Of Improvements, Data Required For Subdivision, Preliminary Study, Subdivision Plan, Public Utilities Plan, Construction Of Streets, Curbs, Gutters, Sidewalks, Construction Of Storm Drainage Lines
March 7, 1975 July 4, 1975 September 12, 1975 January 30, 1978 October 23, 1978	Utilities, Street Lighting, Drawing No 1 And No. 2, Construction Of Streets, Curbs, Gutters And Sidewalks, Grading. Security/Performance Bond, Finished Pavement Security/Performance Bond Land To Be Usable, Flood Zones. Procedures And Plan Requirements, Fees, Conditions, Data Required For Subdivisions, Construction Of Streets, Curbs, Sidewalks, Construction Of Storm Drainage
January 7, 1986	Prohibition of Private Streets, Land To Be Usable, Sidewalks, Street Lighting, Erosion Control, Passive Solar Energy, Reserved Strips, Preliminary Study, Drainage Analysis Maps, Dead End Streets, Trees And Planting, Construction Of Streets, Construction Of Storm Drainage
June 18, 1990 February 15, 1991	(Adoption of New Numbering System In Code Of Ordinances) Procedures And Plan Requirements, Notice Of Decision, Mylars, Endorsement By Chairman, Filing Mylars.
June 26, 2000	Procedures and Plan Requirements, Securities and Bonds, Improvements And Modifications, Streets, Cul De Sac Types
August 15, 2012	History added, Table of Contents added, Purpose specifics, Definitions-Applicant,

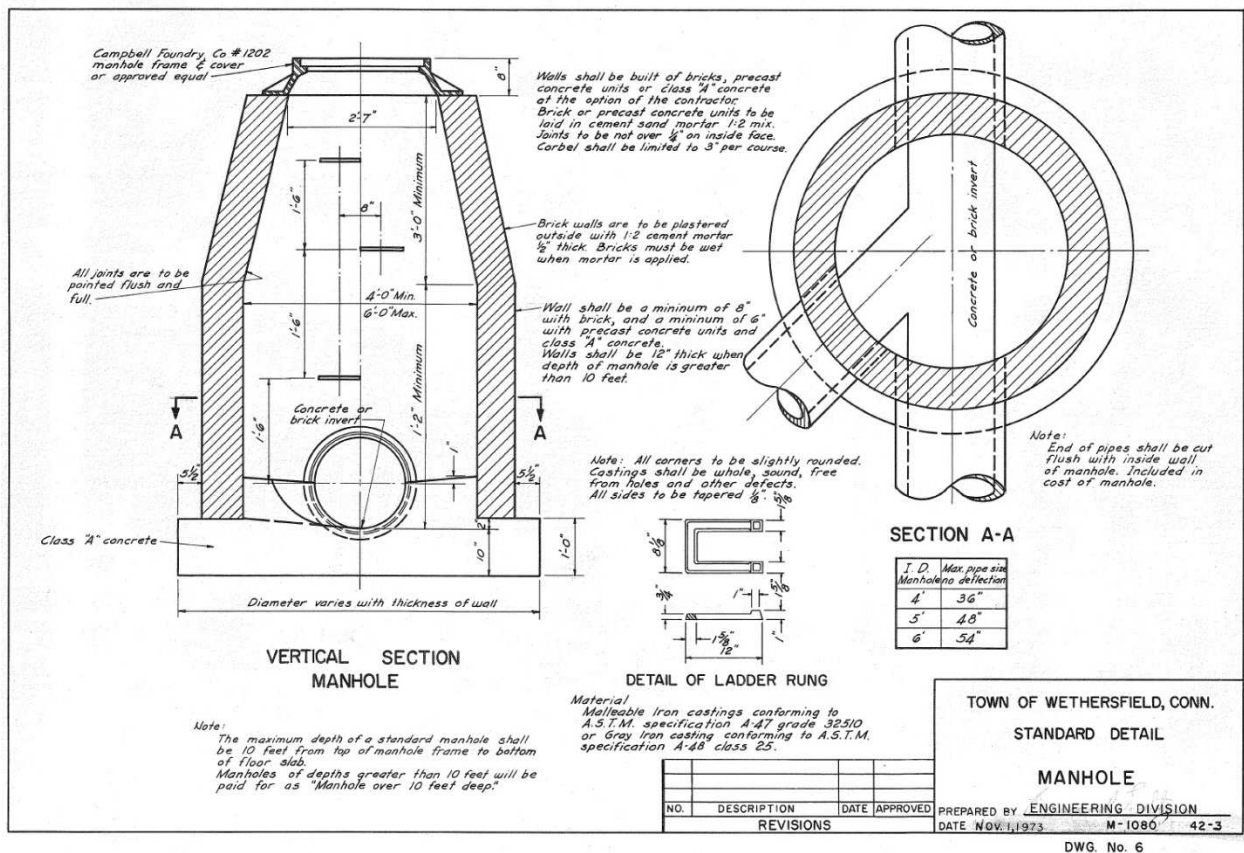
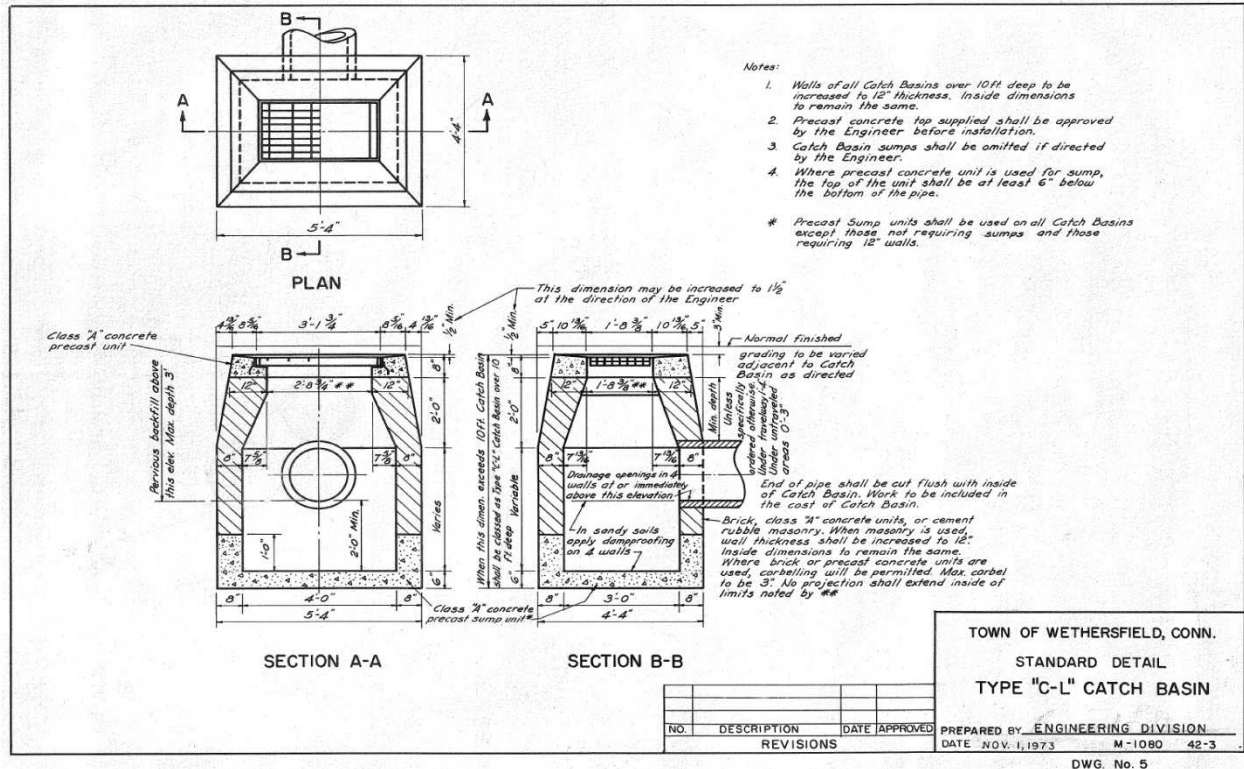
Application, CGS, Conditional Subdivision Approval, Council, Cul-de-sac, Disturbed area, Driveway, Easement, Engineer or Town Engineer, Erosion and Sedimentation Control Plan, Final subdivision approval, Financial guarantee, Plan of Conservation and Development, Planning Department, Resubdivision, Subdivision, Town Planner; Approval Required, Effect on Existing Streets, Extension of Public Water, Street Specifications, Water and Drainage Provisions, Erosion and Sedimentation Control, Passive Solar Energy, Public Open Spaces, Open Space Development District-Open Space, Natural Features, Pre-Application Review, Submission Requirements, Application Fee, Subdivisions within Flood Zones, Public Notice, Erosion and Sedimentation Control Plan, Subdivision Plan Requirements, Consideration and Approval of Plans, Final Subdivision Plan and Conditional Approval, Submission to Town Attorney, Signing by Commission Chairman, Filing of Approved Plan, Time Limitations, Completion of Improvements and Financial Guarantees, Street Layout, Waivers and Modifications, Validity and Repeal, Public Improvements, Construction of Streets, Curbs, Gutters, and Sidewalks, Construction of Storm Drainage Lines and Structures, Appendix A added, Appendix B

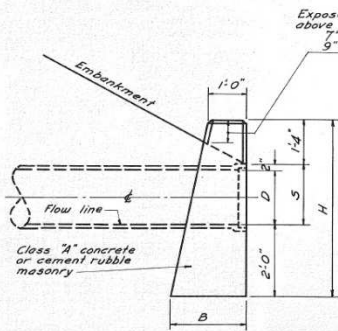
Appendix B.

Standard Details(Amended 8-15-12)

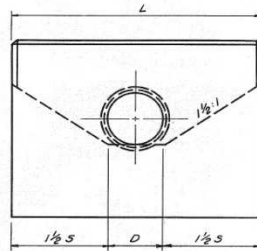




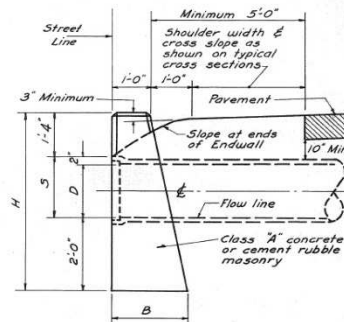




WALL AT FOOT OF SLOPE



FRONT ELEVATION



WALL AT SHOULDER

All edges of exposed surfaces to be chamfered one inch.

DIMENSIONS AND QUANTITIES FOR ONE END WALL BASED ON $S = D + 2'$						
D	S	H	L	BATTER	B	VOL.
ins.	ft. & ins.	ft. & ins.	ft. & ins.	ins./ft.	ft. & ins.	cu. yds.
12	1'-2"	4'-6"	4'-6"	2 1/2"	1'-11 1/2"	1.10
15	1'-5"	4'-9"	5'-6"	2 1/2"	1'-11 1/2"	1.45
18	1'-8"	5'-0"	6'-6"	2 1/2"	2'-0 1/2"	1.83
21	1'-11"	5'-3"	7'-6"	2 1/2"	2'-1 1/8"	2.26
24	2'-2"	5'-6"	8'-6"	2 1/2"	2'-1 3/4"	2.72
30	2'-8"	6'-0"	10'-6"	2 1/2"	2'-3"	3.79
36	3'-2"	6'-6"	12'-6"	3"	2'-7 1/2"	5.45
42	3'-8"	7'-0"	14'-6"	3"	2'-9"	6.40*
48	4'-2"	7'-6"	16'-6"	3"	2'-10 1/2"	8.00*

* Volume of pipe within Endwall has been deducted

H = TOTAL HEIGHT OF ENDWALL

B = BASE

D = INSIDE DIAMETER OF PIPE

S = HEIGHT OF SLOPE ABOVE FLOW LINE AT FACE OF WALL - MINIMUM = $D + 2'$

L = LENGTH OF WALL = $3S + D$

When one Endwall is to be used for two pipes, the dimensions of that Endwall shall conform to those required for the larger pipe, except the dimension "L" shall be increased by the outside diameter of the smaller pipe plus two feet.

TOWN OF WETHERSFIELD, CONN.

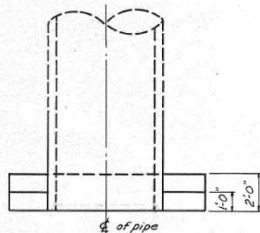
STANDARD DETAIL

STANDARD ENDWALL

NO.	DESCRIPTION	DATE	APPROVED

PREPARED BY ENGINEERING DIVISION
DATE NOV. 1, 1973 M-1080 42-3

DWG. No. 7

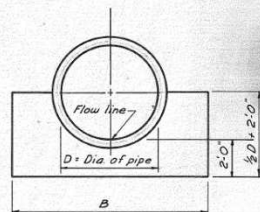


PLAN

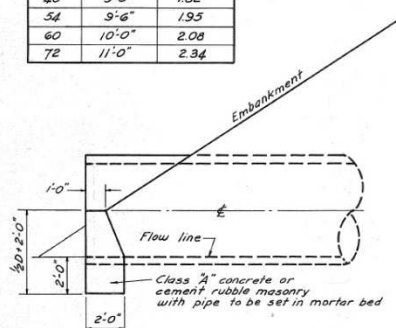
TABULATION		
D	B	Volume of Endwall
ins.	ft. & ins.	C.Y.
12	3'-0"	0.49
15	3'-9"	0.63
18	4'-6"	0.77
21	5'-3"	0.95
24	6'-0"	1.09
30	7'-6"	1.35
36	8'-0"	1.55
42	8'-6"	1.69
48	9'-0"	1.82
54	9'-6"	1.95
60	10'-0"	2.08
72	11'-0"	2.34

Notes:

1. When one Endwall is to be used for two pipes, the dimensions of that Endwall shall conform to those required for the larger pipe, except the dimension "B" shall be increased by the outside diameter of the smaller pipe plus two feet.
2. This Endwall shall be used only on outlet pipes where approved by the Engineer.



FRONT ELEVATION



SIDE ELEVATION

TOWN OF WETHERSFIELD, CONN.

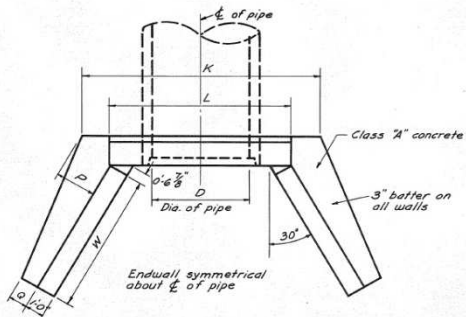
STANDARD DETAIL

FOOTING ENDWALL

NO.	DESCRIPTION	DATE	APPROVED

PREPARED BY ENGINEERING DIVISION
DATE NOV. 1, 1973 M-1080 42-3

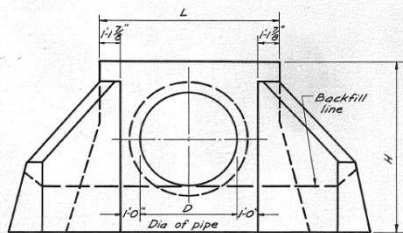
DWG. No. 8



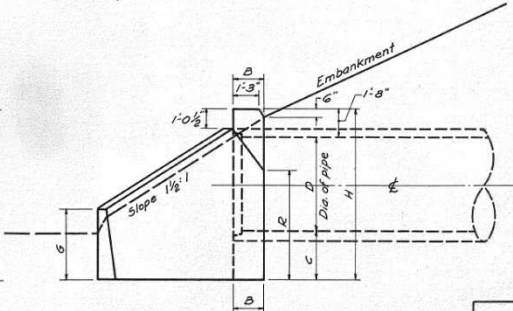
PLAN

DIMENSIONS AND QUANTITIES FOR ONE WING TYPE ENDWALL											VOL.
D	B	C	G	H	K	L	P	Q	R	W	
ins.	ft. ins.	ft. ins.	ft. ins.	ft. ins.	ft. ins.	ft. ins.	ft. ins.	ft. ins.	ft. ins.	ft. ins.	cu. yds.
36"	1'-6"	2'-0"	3'-3"	6'-8"	9'-1/2"	7'-3"	1'-4"	0'-9"	3'-2"	4'-1"	5.17
42"	1'-6"	2'-0"	3'-3"	7'-2"	9'-10"	7'-9"	1'-6"	0'-9"	3'-10"	4'-11"	5.75
48"	1'-7"	2'-6"	3'-9"	8'-2"	10'-10"	8'-3"	1'-9"	0'-11"	4'-9"	5'-10"	7.78
54"	1'-7"	2'-6"	3'-9"	8'-8"	11'-7"	8'-9"	1'-10"	0'-11"	5'-3"	6'-8"	8.51
60"	1'-7"	2'-6"	3'-9"	9'-2"	12'-4"	9'-3"	2'-0"	0'-11"	5'-9"	7'-7"	10.46
72"	1'-7"	2'-6"	3'-9"	10'-2"	13'-10"	10'-3"	2'-3"	0'-11"	6'-9"	9'-3"	13.56

When one Endwall is to be used for two pipes, the dimensions of the Endwall shall conform to those req'd. for the larger pipe, except the dimension "L" shall be increased by the outside diameter of the smaller pipe plus two feet.



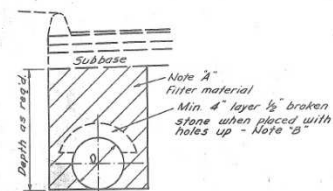
FRONT ELEVATION



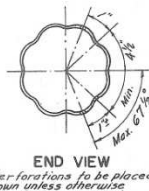
SIDE ELEVATION

NO.	DESCRIPTION	DATE APPROVED

TOWN OF WETHERSFIELD, CONN.
STANDARD DETAIL
WING TYPE ENDWALL
PREPARED BY ENGINEERING DIVISION
DATE NOV. 1, 1973 M-1080 42-3
DWG. No. 9

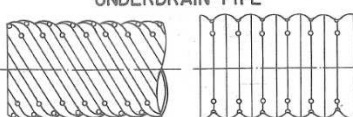


DETAIL COMBINATION DRAIN

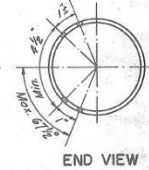


END VIEW

Perforations to be placed down unless otherwise specified or approved.

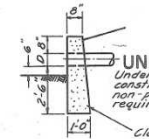


Minimum - 4 rows of 1/4\"/>



END VIEW

Note: Sketches shown above for metal under-drain show spacing and number of perforations in 6\"/>



DETAIL UNDERDRAIN OUTLET

Underdrain outlets to be constructed as detailed, using non-perforated pipe, where required and/or directed.

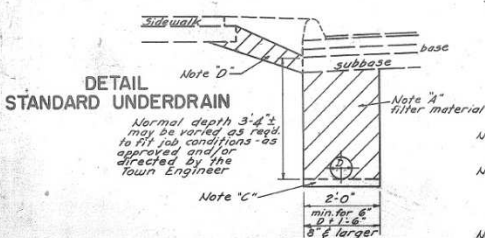
Class A concrete

General notes

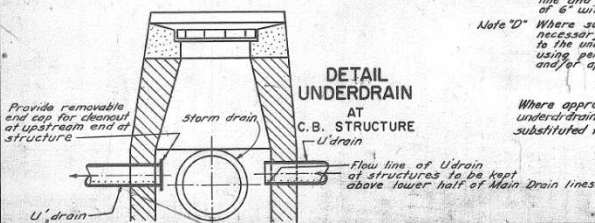
- Note "A" Aggregate for filter backfill in trench shall be broken stone or screened gravel, unless concrete sand is ordered to be used.
- Note "B" Where an underdrain or combination drain is installed with holes up - a layer of 1/2\"/>
- Note "C" Where underdrain is installed with the holes down, the aggregate for the filter shall be placed to a depth of 3\"/>
- Note "D" Where subdrains of sidewalk base is necessary - a sufficient number of leakoffs to the underdrain trench will be installed using pervious filter material - as directed and/or approved by the Town Engineer.

PERFORATED A.C.C.M. PIPE PROPERTIES

Nominal internal diameter	Galvanized sheet gage number	Min. numbers of rows of perforations	Min. width of unperforated segment
6"	18	4	4 1/2"
8"	16	4	7"
10"	16	4	9"
12"	16	6	9 1/2"
15"	16	6	13"
18"	16	6	16 1/2"
21"	16	6	20"



DETAIL STANDARD UNDERDRAIN



DETAIL UNDERDRAIN AT C.B. STRUCTURE

Where approved by the Town Engineer slotted concrete underdrain pipe or aluminum underdrain pipe may be substituted for the pipe detailed above.

NO.	DESCRIPTION	DATE APPROVED

TOWN OF WETHERSFIELD, CONN.
STANDARD DETAILS
UNDERDRAINS
PREPARED BY ENGINEERING DIVISION
DATE NOV. 1, 1973 M-1080 42-3
DWG. No. 11

